

MINUTES

Cascade Charter Township Planning Commission
Monday, July 21, 2008
7:00 p.m.

- ARTICLE 1.** Chairman McDonald called the meeting to order at 7:00 p.m.
Members Present: Hammond, Koessel, Lewis, McDonald, Pennington, Robinson, Sperla, Waalkes
Members Absent: Logue (excused)
Others Present: Planning Director Peterson, Recording Secretary Hern, and Members of the Public.
- ARTICLE 2.** Chairman McDonald led the Pledge of Allegiance to the Flag.
- ARTICLE 3.** Chairman McDonald requested a motion for the approval of the July 21, 2008 agenda.
- Member Robinson motioned to approve the July 21st Agenda as presented, supported by Member Waalkes. All in favor with none opposed, the motion carried.**
- ARTICLE 4.** **Approve the Minutes of the July 7, 2008.**
Chairman McDonald opened the meeting for revisions, corrections or a motion for approval of the July 7th minutes.
- Member Lewis motioned for approval of the July 7, 2008 minutes as presented, supported by Member Robinson. All in favor with none opposed: July 7, 2008 Planning Commission Meeting Minutes were approved as presented.**
- ARTICLE 5.** **Case # 08-2944: IPCS**
Address of Property: 8306 28th Street
(PUBLIC HEARING)
Requested Action: The Applicant is requesting a Type I Special Use Permit to collocate an antenna to the existing Consumers Energy lattice tower.
- Planning Director Peterson referred to the location map and the property is located on the south side of 28th Street just east of Buttrick Avenue just behind the Buttrick Fire Station.
- The Applicant has provided documentation from the tower owner indicating approval to allow the placement of the additional antenna. The Township Engineer, Andy Felde, has reviewed the application and has found that the structure is adequate for this antenna.

Staff is recommending approval of the Type I Special Use Permit to allow the co-location of the antenna at the tower at 8306 28th Street. The Applicant should have the plan updated as indicated in the Engineer's report.

Member Koessel asked what Staff is referring to regarding the Engineer's report and updating the plan. Planning Director Peterson stated that he will have the applicant update the items on the site plan as indicated in the Engineer's report.

Chairman McDonald referred to Staff's report under Item C. "Landscape screening may be required by the Planning Commission to accomplish screening of ancillary equipment buildings" and asked if additional landscaping is needed on the site. Planning Director Peterson said that he is not proposing any additional screening.

Chairman McDonald invited the Applicant to provide their report and Tom Holiman, a representative of IPS, said they did not have any additional comments.

Member Lewis asked if the antenna was to improve telephone service and Representative Holiman said it is for improved coverage for Sprint customers.

Member Lewis motioned to open the Public Hearing, supported by Member Hammond. All in favor with none opposed. The Public Hearing was opened.

Chairman McDonald asked if any phone calls or letters were received at the Township regarding the case and Planning Director Peterson said no.

Member Koessel motioned to close the Public Hearing, supported by Member Robinson. All in favor with none opposed. The Public Hearing was closed.

Being no further discussion by the Planning Commission, **Member Koessel motioned to approve the Applicant's request for a Type I Special Use Permit to collocate an antenna on the existing tower located at 8306 28th Street subject to Staff's recommendations, supported by Member Robinson. All in favor with none opposed. Motion carried.**

ARTICLE 6.

**Case # 08-2941: Faulk and Foster
Address of Property: 5231 Burton Street
(PUBLIC HEARING)**

Requested Action: The Applicant is requesting a Type I Special Use Permit to collocate an antenna to the existing Consumers Energy lattice tower.

Some of the Planning Commission may remember a similar request for a collocation of an antenna on a tower just north of the one being proposed tonight. When the Public Hearing was held for the original north tower, many of the residents attended the meeting and expressed their concerns. After further review, the Applicant is seeking to place the antenna at this location.

Township Engineer Felde has reviewed the case and has provided his comments.

The Applicant will be housing the equipment just north of the base of the tower. The Applicant has indicated that they will access the site from Burton Street. The Kent County Road Commission (KCRC) has indicated that this is acceptable and a permit from the KCRC will be required.

Staff is recommending Approval of the Type I Special Use Permit to allow the co-location of the antenna on the Consumers Power tower at 5231 Burton Street as requested.

Chairman McDonald asked if the Applicant has received the permit from KCRC and Planning Director Peterson said not yet. Member Waalkes asked if the permit is to grant the Applicant to the site off of Burton and Planning Director Peterson said that is correct.

Member Koessel asked if there would be fencing around the equipment that is on site and Planning Director Peterson said there would be.

Tom Forshee of Faulk & Foster representing Clearwire, said after further review of the towers, they are seeking to collocate the antenna on the Burton Street tower to provide better coverage to their customers. The equipment would be housed within a 7-foot by 7-foot steel structure/frame with access doors.

Member Lewis asked that if another company wished to collocate on this antenna would that company seek approval through Clearwire and Representative Forshee said they would have to seek approval through Consumers Energy.

Member Lewis noted that the site plan did not indicate the height of the fencing around the equipment and asked the Applicant if

they would consider installing 6-foot high fencing as a condition to the request and the Applicant agreed.

Member Pennington asked how frequently the site would be accessed and Representative Forshee said approximately bi-weekly or probably more infrequent.

Member Robinson asked if the steel platform for the equipment would be raised and Representative Forshee said it is approximately 1 ½-feet off the ground. Member Robinson questioned if a 6-foot high fence would be adequate. Planning Director Peterson believes 6-foot high fence would be adequate.

Member Lewis motioned to open the Public Hearing, supported by Member Robinson. All in favor with none opposed. The Public Hearing was opened.

Chairman McDonald asked Staff if any letters or phone calls were received regarding the case. Planning Director Peterson said the Township did not receive any letters, just a couple of phone calls but once the public was aware of the antennas location, no objections were received.

Member Robinson motioned to close the Public Hearing, supported by Member Waalkes. All in favor with none opposed. The Public Hearing was closed.

There were no further comments or questions regarding the case.

Member Robinson motioned to approve the Applicant's request for a Type I Special Use Permit to collocate an antenna to the existing Consumers Energy lattice located at 5231 Burton Street on the conditions:

- 1) A 6-foot high fence is installed around the equipment structure.**
- 2) The Applicant receives written approval from KCRC for access to the site from Burton Street.**

Member Lewis supported the motion.

Chairman McDonald called the motion to question. **All in favor with none opposed. Motion carried.**

ARTICLE 7.

Case # 08-2940: Metro PCS

Address of Property: 2865 Thornhills Avenue

(PUBLIC HEARING)

Requested Action: The Applicant is requesting a Type I Special Use Permit to collocate an antenna on the existing tower.

Planning Director Peterson noted the property is located on the west side of Thornhills just south of 28th Street behind the Township Offices.

Engineer Felde has also reviewed the site and he did comment that after this antenna is installed, this tower is full. If the Planning Commission approves this tower, there will need to be some additional analysis for any other additional antennas.

Planning Director Peterson noted that the Applicant would be housing the equipment inside the existing fenced off area. It also appears that this will fill the existing equipment area.

Staff is recommending approval of the Type I Special Use Permit to allow the co-location of the antenna at the tower at 2865 Thornhills as requested.

Member Hammond asked if the additional equipment within the housing unit would add additional clutter and would service personnel be able to access their equipment? Planning Director Peterson said the equipment would be accessible by all parties and it is serviced by hand and not heavy equipment. The Township has not received any complaints regarding the servicing of the equipment on the property.

Applicant Jay Spencer of 4700 Countryside Drive NE, Grand Rapids, did not have any additional comments to Staff's report.

Member Koessel asked if Metro PCS is affiliated with another telephone provider and Applicant Spencer said they are new in the market place. Member Koessel asked if there is a demand for another service provider and Applicant Spencer noted there is competition for service providers and the competition helps generate costs to customers.

Member Hammond motioned to open the Public Hearing, supported by Member Lewis. All in favor with none opposed. The Public Hearing was opened.

Chairman McDonald asked Staff if any letters or phone calls were received at the Township and Planning Director Peterson said there were none.

Member Koessel motioned to close the Public Hearing, supported by Member Robinson. All in favor with none opposed. The Public Hearing was opened.

Member Hammond motioned to approve the Applicant's request for a Type I Special Use Permit to collocate an antenna on the existing tower located at 2865 Thornhills Avenue with the conditions:

- 1) The Applicant complies with the Township Engineer's comments within his report.**
- 2) A structural analysis of the tower is provided for reference for future collocation requests on the tower.**

Member Lewis supported the motion.

Chairman McDonald called the motion to question.

Member Waalkes referred to Staff's comments regarding additional landscape screening and asked Staff if they would require additional screening at the site. Planning Director Peterson said Staff does not foresee any changes to the equipment housing structure.

All in favor of the motion with none opposed. Motion carried.

ARTICLE 8.

Case # 08-2943: Midwest Truck Sales

Address of Property: 5210 52nd Street

Requested Action: Applicant is requesting to sell used semi-trucks from the existing self-storage facility.

Planning Director Peterson noted the property is zoned Industrial and is located south of 52nd Street between Kraft and Patterson.

The Applicant would like to add used truck sales at this location. This is a use permitted by right in the Industrial Zoning District but was not part of the original approval.

The current use approved for this site is for indoor self-storage units and some outside equipment storage. The outside equipment would be stored in the rear (south) of the site, the approval was granted in 2001.

This request will not change a great deal of the site as the Applicant is only asking for the ability to house three (3) vehicles at a time.

The site will not be allowed any additional signage the Applicant will have to revise their current signage if they want to advertise the new use.

Staff recommends the Planning Commission approve the additional use of truck sales at 5201 52nd Street provided:

- 1) The trucks are limited to the area shown on the site plan

- 2) That no more than three (3) trucks for sale will be on site at any one (1) time.

Chairman McDonald asked for clarification that the Applicant is only allowed three (3) trucks on site at a time and Planning Director Peterson clarified that the Applicant would be allowed three (3) trucks for sale at one.

Member Koessel asked if a truck and a trailer were considered as one (1) unit and Planning Director Peterson said that is correct.

Chairman McDonald asked how visible the area would be and Planning Director Peterson said the site is not very visible and is seen mostly from the immediate west and east. There is lots of vegetation on the site making it very difficult to view from the south.

Applicant Ned Bukvic of Midwest Truck Sales clarified their intent is to sell three (e) trucks at a time.

Midwest considers one (1) unit to be one (1) truck or one (1) trailer and therefore if a truck and trailer were to be for sale, they would be considered two (2) units.

Member Koessel asked the Applicant if he would be brokering new trucks or equipment for sale. Applicant Bukvic indicated that they would only be selling their own trucks. He plans to market his business on the web and in the papers and will not be changing the signage.

Chairman McDonald asked if three (3) trucks is enough and Applicant Bukvic said he cannot afford more than three (3). If he expands the business later in the future he would relocate the business.

Member Waalkes motioned to approve the Applicant's request to sell used semi-trucks from a self-storage facility located at 5210 52nd Street with the conditions:

- 1) **A maximum of three (3) units for sale at one (1) time is allowed.**
- 2) **Vehicles must be kept within the designated parking spaces as shown in the site plan.**

Member Hammond supported the motion with the conditions.

Chairman McDonald called the motion to question.

Member Koessel questioned if three (3) units are adequate for the Applicant and the Commission might want to consider allowing

more based on what the site could accommodate to save the Applicant time in coming back before the Planning Commission.

Planning Director Peterson noted that Staff supports the request for up to three (3) vehicles for sale and an adjustment could be made in the future if the Applicant desires.

All in favor with none opposed. Motion carried.

ARTICLE 9.

Case # 08-2945: Russ Spees/Cascade Rapids LLC.

Address of Property: 6010 28th Street

Requested Action: Amend existing P.U.D. 88 (6010 28th Street) to revise and expand to include 6080 28th Street.

Planning Director Peterson referred to the property located on the south side of 28th Street just west of Lucerne the property now encompasses Wendy's and the Panera Bread strip mall.

The property at 6010 28th Street is on approximately five (5) acres and the 6080 28th Street property is approximately four (4) acres.

The Applicant is requesting Basic Plan Review in order to revise their existing plan and to expand it to the east.

The Township originally approved the Spees P.U.D. plan in May of 2007. The Township Board has recently awarded the Applicant a one (1) year extension of that plan. This would allow the original plan to be developed for another year.

The Applicant would like to move forward with the plan and has indicated some major changes to the approved plan. The major changes include turning the proposed strip center at 6010 28th Street so it is parallel with 28th Street and removing the lot line between the strip-center at 6080 28th Street.

The expansion only includes the addition of the property and the building to the east. No changes are being proposed to the existing strip-center to the east at 6080 28th Street.

The Applicant is proposing to have the three building flush with 28th Street and would be in compliance with three (3) buildings per three (3) acres. A lot of previous Planning Commission discussion was held regarding the original plan regarding number of buildings per acre. The current B2 Zoning allows for one (1) building per three (3) acres and under that regulation, this revised plan could now accommodate three (3) buildings on nine (9) acres.

The current P.U.D. allows for two (2) buildings: one is the office site in the rear and has a maximum size of 10,000-s.f. the other is the retail strip up front that was approved as a maximum of 22,000-s.f.

The new plan does not change the building in the rear but does propose to slightly increase the size of the strip-center to just under 24,000-s.f. The extra square footage is provided by the elimination of the property lines between the buildings. The Township's Engineer did review the 35-feet that separates the buildings and he does not have any issues with building codes being maintained. The Fire Department also reviewed the area and did not see any issues.

At this point, the development is still speculative but the changes being requested are the result of a response to the lack of interest in the old plan.

The Applicant does not propose any changes to the signage for the site. It would simply follow the current sign code although the Township will need to recognize the existing retail strip-center sign as a permitted sign.

The drive has already been reviewed by KCRC and is located according to their review.

If the Planning Commission finds that all of the procedural information has been provided, this application should proceed to a Public Hearing and consideration of a Preliminary Development Plan. I will be at that stage of the review process that the merits of the request will be considered and the detailed site plans will be required and reviewed.

Before proceeding to a Public Hearing, Staff recommends the following items be addressed:

1. Have FTC&H review the storm water and utilities plan.
2. Have the developer provide a photometric lighting plan.
3. Provide a completed landscaping plan.
4. Have the architect review the retail building separation issue.
5. Revise the plan to include the pedestrian access into and through the site.
6. provide some detail on the vehicle maneuvering between the buildings.

Planning Director Peterson also requested that the language for the revised P.U.D. be drafted so it could also be approved at the same meeting as the Preliminary Development Plan, Staff does not have an issue with preparing the written text at this time.

Representative Mike Houseman of Houseman Construction Company noted that the purchase of the property will allow enhancements and they will ensure the buffer areas and pedestrian pathways.

Representative Houseman said they are also reviewing the storm water retention and are planning to even-out the topography of the site for a smooth transition from the front to the rear of the property and noted the sloping of the topography.

Member Lewis asked if cars would have an access lane in the rear of the buildings and Representative Houseman said the service road would be widened to accommodate 2-lanes of traffic.

Member Pennington expressed his concern regarding traffic flow and asked the Applicant to do a traffic analysis that includes Wendy's. Member Koessel believes the service drive being widened to 2-lanes would help the traffic flow on the site.

Member Sperla noted the truck docking in relation to the site's traffic flow and the Applicant will address the issue. He also noted that the rear building is being planned for retail use so he would be granted access by Mr. Wante to utilize the drive in the rear of the site.

Representative Houseman said he does not have any issues with Staff's five (5) recommendations in their report.

Member Sperla asked the Applicant to consider the location of the site's dumpsters and the Applicant would review.

Member Koessel asked the Applicant if the rear building would be 100% retail, the first site plan indicated this building to be office. Applicant John Spees said that the building would be retail so he may access Mr. Wante's service drive to ensure smooth traffic flow on his development. Mr. Wante has indicated to him that if the building were to be office, he would not grant access.

Member Koessel asked the Applicant to review the location of the garbage dumpsters in relation to the traffic flow and tenant convenience.

Applicant Spees said he would address the five (5) issues Staff listed in their report prior to holding a Public Hearing.

ARTICLE 10.

Any Other Business

Chairman McDonald opened the meeting for any other business and welcomed the new members of the Planning Commission.

Member Koessel requested an updated roster of the Planning Commission Members and Planning Director Peterson said he would distribute the roster.

ARTICLE 7.

Adjournment

Chairman McDonald requested a motion for adjournment.

Member Hammond supported by Member Lewis moved to adjourn. The motion carried and the meeting was adjourned at 8:36 p.m.

Respectfully submitted,

Jack Lewis, Secretary

Lisa Hern, Recording Secretary