

MINUTES
Cascade Charter Township Planning Commission
Monday, June 1st, 2020
7PM Zoom Meeting

ARTICLE 1. Chairman Rissi called the Meeting to order at 7PM via online Zoom Meeting
Members Present: Rapin, Deering, Slater, Moxley, Johnson, Katsma, Noordyke
Members Absent: Krieter (late)
Others Present: Community Development Director Steve Peterson and Planner Brian Hilbrands

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda

Motion was made by Member Deering to approve the current Agenda. Supported by Member Katsma. Motion carried 8 to 0.

ARTICLE 4. Approve the Minutes of the May 18, 2020 Meeting

Motion was made by Member Katsma to approve the Minutes of the May 18, 2020 Meeting with the noted correction. Supported by Member Rapin. Motion carried 8 to 0.

Member Krieter joined the Meeting at this time.

ARTICLE 5. Acknowledge those wishing to speak to non-agenda items.

No one came forward.

**ARTICLE 6. Case #20-3583 Robinson Dental
Public Hearing**

Property Address: 5749 28th St SE

Requested Action: Requesting preliminary plan approval to amend the existing PUD to allow for the construction of a dental office.

Mr. Hilbrands stated that the lot is located on a private road off Kraft Ave, just north of 28th St. This is a commercial area, with residential use to the north. Mr. Hilbrands stated that in order to buffer the residential use to the north, the PUD ordinance includes a large setback requirement along the north property line. This lot has a 60-foot setback requirement, with trash receptacles and parking being moved out of that space to retain the buffer to the north. The buffer also includes landscaping as well as an existing privacy fence that was installed when the original PUD was created. Mr. Hilbrands stated that the Applicant will have to inspect and repair that fence. It is not included in the Staff Report, however Mr. Hilbrands states that it is not uncommon to include a landscape bond for

sites plans like this if the Planning Commission decides to require one. The bond for the landscaping proposed would be around \$7,000.

Mr. Hilbrands states that the Applicant meets Township lighting requirements, and stormwater will be held in an existing stormwater detention area that serves the entire PUD; this detention area has been reviewed by the Township Engineer. The Applicants does need to obtain permits from other agencies as stated in the Engineers letter in tonights packet, and will need to submit a stormwater maintenance agreement. The Township Fire Chief has reviewed this plan, and does not have concern or comment at this time.

There is a future building addition shown on the plan, and well as an 18-space parking lot. Mr. Hilbrands states there has been no time frame indication for these additions, and the PUD ordinance states that any future addition be reviewed and approved by the Planning Commission. The Applicant is asking for one exception to the ordinance. They are not meeting the buffer requirement between the parking lot and the east property line, which is a required 25 feet. Mr. Hilbrands states they are showing a 7-foot buffer, however there is enough room for plantings and landscaping. What they are requesting is consistent to what has been allowed on the site to the east.

With an approval of the preliminary plan tonight, a PUD amendment would be drafted and brought back to the Planning Commission for recommendation to the Township Board, who would then hold a public hearing before acting on it.

Mr. Hilbrands states that it is Staffs recommendation to approve the preliminary plan with the following conditions:

1. The Applicant complies with the Township Engineers letter dated May 19, 2020, with necessary permits being obtained before construction begins.
2. There is a stormwater maintenance agreement recorded.

Member Moxley asked for clarification of a drawn line on the plan, located west of the parking area between the detention pond and parking lot. Mr. Hilbrands replied that it is a ready rock retaining wall with a railing.

Member Rapin asked if it is Staffs recommendation that a landscape bond be included, or if Mr. Hilbrands was simply letting the Planning Commission know that it is an option to require one. Mr. Hilbrands replied that he is not recommending one be included, so it is just an available option.

Member Slater asked why the buildings in that area are all private access, and there is not a "27th" Street. Director Peterson stated that the Road Commission did not want a public road in that area, and that private access drives that resemble and act like roads typically have less problems than many individual parking lots.

Member Moxley stated that he is concerned about the volume of traffic at the entrance to the Applicants site, and Kraft Ave.

Chairman Rissi invited the Applicant to comment.

Mr. Jeff Brinks of Venture Engineering introduced himself, and stated that he is happy to answer any questions the Commission may have.

Chairman Rissi asked Mr. Brinks what the (tentative) timeline for this project is. Mr. Brinks replied that they would like to get the project started in 2020 if possible.

Member Johnson made a motion to open public hearing. Supported by Member Moxley. Motion carried 9 to 0.

No one came forward with a comment.

Member Johnson made a motion to close public hearing. Supported by Member Moxley. Motion carried 9 to 0.

Director Peterson added that there are multiple ways to enter and exit this development area, Kraft Ave is not the only access point.

Member Johnson stated that he believes this dental practice will be an asset to Cascade Township.

Member Slater made a motion to approve the preliminary plan approval with noted Staff recommendations. Supported by Member Deering. Motion carried 9 to 0.

ARTICLE 7. Case #20-3584 5784 Kraft Ave, LLC

Property Address: 5784 Kraft Ave

Requested Action: Site plan approval for a 97,000 square foot addition to the existing building.

Director Peterson stated that if approved tonight, this will be the final approval needed for the project. The existing building on this property was approved last year about this time, and is shown on the left-hand side of the site plan. The tenant will be shipping packaged food products, and will be taking up about 85,000 square feet of this proposed addition. Director Peterson stated that there is not direct frontage on Kraft Ave as there was a small private street developed to accommodate this property. Their stormwater system is on the neighboring property to the south, included in the easement created with the original project.

Director Peterson states that there is additional grading that needs to be done on the property to the south, along with moving the south property line to accommodate additional parking. These two things will need agreements from the south property owner. By acquiring these agreements, the Applicant will meet all requirements for setbacks and buffer yards. Director Peterson stated that the City of Grand Rapids does not have any extra requirements for utilities;

the Fire Department, Township Engineer, and Airport have all reviewed the plan with no additional comment.

Director Peterson states that Staff is recommending approval of the Applicants plan for a 97,000 square foot addition with the following conditions:

1. The Applicant gets the approval from the neighboring property owner for additional grading.
2. The Applicant applies for and receives approval to move the south property line.
3. Compliance with the Township Engineer.

Chairman Rissi invited the Applicant to comment.

Mr. Jack Barr with Nederveld Inc. commented that adjusting the property line to the south will be safer for traffic on site as it will separate car and truck traffic.

Chairman Rissi invited the public to comment.

No one came forward with a comment.

Member Katsma made a motion to approve the Applicants request along with the noted conditions in the Staff report. Supported by Member Noordyke. Motion carried 9 to 0.

ARTICLE 8. Any other business

ARTICLE 9. Adjournment

Motion was made by Member Johnson to adjourn. Supported by Member Deering. Motion carried 9 to 0. The Meeting was adjourned at 7:31 pm.

Respectfully Submitted,
Phil Johnson, Secretary