

MINUTES

Cascade Charter Township
Planning Commission
Monday, September 12, 2016
7:00 P.M.

ARTICLE 1. Chairman Waalkes called the meeting to order at 7:00 P.M.
Members Present: Katsma, Lewis, Mead, Pennington, Rissi, Robinson, Sperla and Williams
Members Absent: None
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

ARTICLE 2. Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

Motion was made by Member Lewis to approve the Agenda. Supported by Member Rissi. Motion carried 9 to 0.

ARTICLE 4. Approve the Minutes of the August 15, 2016 Meeting.

Motion was made by Member Robinson to approve the Minutes as presented. Supported by Member Rissi. Motion carried 9 to 0.

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

No visitors who were present wished to speak about non-agenda items.

ARTICLE 6. Case #16:3305 Cascade Hospitality

Public Hearing

Property Address: 5405 28th Street Ct.

Requested Action: The Applicant is requesting to amend the Spruce Meadows P.U.D. to allow a new hotel.

Director Peterson stated that the Applicant is requesting Preliminary Plan Review in order to construct a new hotel.

The site was originally approved for a hotel, however, only the foundation was built. That foundation must now be removed and the new hotel does not fit in the exact footprint so they are asking for a few changes to the P.U.D. Ordinance in order to fit the new hotel.

The changes they are requesting to the P.U.D. are (1) building height of 40 feet and 4 stories (up from 35 feet or 3 stories), (2) number of rooms – 114 (up from 110), (3) rear setback of 51 feet (58 feet originally), (4) side bufferyard of 10 feet (originally 20 feet), and (5) front bufferyard of 15 feet (originally 20 feet).

Given the number of exceptions to the PUD, staff felt it was more appropriate to proceed with the P.U.D. amendment process rather than seeking variances.

The Master Plan designation for this property is General commercial but is bounded on the south and west by highway Commercial. The General commercial designation is our typical 28th Street commercial and the Highway commercial is more reflective of the Expressway service zoning district. Other than the additional 5 feet of building height which would be allowed in the ES zone) the project is in line with the general commercial designation. The fact that the Highway commercial designation is adjacent to the property and residential use to the north is no longer a possibility, the blending of the two master plan designations would seem appropriate.

Director Peterson feels no traffic study is warranted. Traffic would be dispersed through the existing access to Kraft and 28th Street. The Township Board has already asked the KCRC to address the paving issues on Kraft Ave. and the KCRC is already planning on improvements to the Kraft and 28th St. intersection. The KCRC has also indicated that they will be looking into possible improvements to the Spaulding and Burton intersection. Current traffic counts for these roads show that they are under their capacity.

The Township engineer has reviewed and approved the plan.

Director Peterson touched on the standard requirements for a P.U.D. and noted this project is in line with those requirements.

Director Peterson recommended approval of the plan. Once approved, the P.U.D. ordinance amendments will be put together for the Planning Commission's review so a recommendation can be made to the Township Board.

Chairman Waalkes asked the Applicant to come forward with any comments.

Mr. Andre of Bud Design, architect and engineer of this project, came forward and gave a synopsis of the project.

A short discussion followed mostly concerning rates and timeline of construction.

Motion was made to open the public hearing by Member Mead and supported by Member Robinson. Motion to open was carried 9 to 0.

No one came forward.

Motion was made to close the public hearing by Member Rissi and supported by Member Sperla. Motion to close was carried 9 to 0.

Motion was made by Member Sperla to approve the preliminary plan to amend the P.U.D. Motion was supported by Member Mead. Motion was carried 9 to 0.

ARTICLE 7. Any other business.

Member Lewis distributed a copy of the ordinance concerning farm animals. He wanted the Planning Commission to be aware that the issue of chickens was brought before the Township Board and in case any questions were posed to members of the Planning Commission, they had the ordinance on hand.

Member Sperla commented that he thought the Planning Commission did a good job of evaluating this ordinance a couple of years ago when we determined there was no need for changes.

The next meeting will be held September 19, 2016. Member Sperla will chair this meeting in Chairman Waalkes' absence.

ARTICLE 8. Adjournment.

Motion was made by Member Mead to adjourn. Supported by Member Rissi. Motion carried 9 to 0. The meeting was adjourned at 7:20 p.m.

Respectfully submitted,
Scott Rissi, Secretary