

MINUTES

Cascade Charter Township Planning Commission
Monday, August 15, 2005
7:00 p.m.

ARTICLE 1. Chairman Goldberg called the meeting to order at 7:00 p.m.
Members Present: Goldberg, Koessel, Logue, McDonald, Postma, Robinson.
Members Absent: Lewis (excused), MacAllister (excused), Richards (excused)
Others Present: Planning Director Peterson, Planner Deem, Township Engineer Vilmont, Admin. Assistant Hern and approximately eight (8) members of the public.

ARTICLE 2. Chairman Goldberg led the Pledge of Allegiance to the Flag.

ARTICLE 3. Chairman Goldberg requested motion for approval of the August 15th agenda. **Member Robinson motioned for approval of the agenda, supported by Member McDonald. The motion carried.**

ARTICLE 4. **Member Robinson requested the word “excused” be noted by those absent at the last meeting.**

Member McDonald noted on page twelve (12), fourth (4th) paragraph, third (3rd) sentence to correct grammar using double negatives in language regarding septic and sewer.

Member Koessel moved to accept the Minutes of August 1, 2005 with noted corrections, supported by Member Robinson. The motion carried.

ARTICLE 5. **Case #05-2701: Sunrise Development**
(PUBLIC HEARING)

The applicant is requesting rezoning to PUD, Planned Unit Development, in order to develop a 76-unit senior assisted living project.

Planner Deem related the parcel size is approximately 4.5 acres for Lots 30 and part of Lot 26 at Orchard Vista Drive and Charlevoix Drive in the Foremost Centennial Park. The parcel is currently zoned as the Centennial Business Center PUD and was originally approved for three (3) office buildings on 11.5 acres.

The Master Plan has the parcel zoned as Commercial/Office use. These classifications suggest both service establishments and

institutional facilities as acceptable uses and are both characteristics of a senior living facility. Planner Deem noted assisted living facilities are not specifically mentioned in the Master Plan, Centennial Park is located in an area identified as Commercial/Office by the Master Plan. Sunrise Development remains consistent with the Master Plan. Each of the existing living facilities are surrounded by Office and Residential

The parcel is surrounded by a mix of office and residential with residential located in the southeast corner and primarily surrounded by office.

Planner Deem said the Township Zoning Ordinance does not have assisted living facilities as a use listed for parking requirements. When this occurs, Staff reviews the Institution of Transportation Engineer's *Parking Generation*. Sunrise is providing .5 parking spaces per unit; a total of forty (40) spaces and meets requirements.

Planner Deem also stated the minimum front yard setback is thirty (30) feet from Charlevoix Drive, twenty-five (25) feet from the north property line and 31.27 feet from the west property line. This lot has two (2) front yards located along Orchard Vista Drive and Charlevoix Drive. The building meets the setback for the front yard. When a lot has two (2) front yards, the Township allows the applicant to choose which side they would like as their rear yard, the Applicant has provided a plan showing the west property line as their rear yard that meets the rear yard setback requirement of 50-feet, with a setback of thirty-one (31) feet. Allowing the smaller setback, this would allow the facility to utilize more green space for the facility. He also noted that the west property line will function as a side yard for the adjacent parcel and location of the proposed building would not seem out of place. Planner Deem also said the location of the proposed building would meet the side yard setback requirement.

Planner Deem also stated the proposed height of the building is 18.5 feet to the peak and are allowed to go as high as thirty-five (35) feet to the mid-point. The building codes considered this as one (1) building for a total of 51,847 square feet. The original PUD allowed up to three (3) buildings with up to 233,000 square feet for office and required 937 parking spaces, this is rezoning of this PUD would greatly increase the green space and decrease building space on the site.

Planner Deem noted the Applicants are requesting an off premise sign located on the Crown Plaza Hotel's property along 28th Street. The proposed location of the sign is 30-feet from the edge of the pavement and this does not meet the Township Sign Ordinance, that requires a minimum of 25-feet from the property line. He also noted the ordinance doesn't allow off premise signs by right in this zoning district and allowing this proposed sign could lead to problems in the future with other businesses in Centennial Park. Planner Deem said Staff would support signage on the existing Centennial Business Park signs along 28th Street but does not support the creation of a new off premise sign on 28th Street. He also believes the Applicant may be able to request, before the ZBA (Zoning Board of Appeals), a separate sign permit for the proposed sign. The project's other proposed signage does meet requirements.

The existing trees along Charlevoix are marked on the plan and will remain and the site plan shows a six (6) foot wide sidewalk along Charlevoix Drive and Orchard Vista Drive. There are also interior pathways that connect to these sidewalks.

Planner Deem reported this project will leave two (2) parcels remaining vacant as part of this PUD. The parcel along Orchard Vista Drive will increase from 2.99 acres to approximately 3.8 acres and remains consistent with the uses in the Centennial Business Park PUD. He recommended as part of the language for the PUD. The other parcel along Charlevoix Drive will remain the same size.

Township Engineer Vilmont has reviewed the plans. The current plans address the items in the Engineer's letter dated June 24th and Vilmont will have to approve final plans prior to building permit being issued.

Planner Deem also said City water and sewer will serve this project and the Applicant will need to enter into a Storm Water Maintenance Agreement.

The Fire Department has reviewed the plans and made comments. In their letter dated August 10th, they requested two (2) fire hydrants located on interior of site, the removal of a parking space to allow access to the fire lane, along west side of property, and the fire lane is to be paved.

Planner Deem said a fax was received from the Centennial Park Business Association who is very supportive of the project. They said this would help energize the Business Park with offices supporting the needs of the residents of Sunrise project.

Planner Deem then reviewed the PUD Use Regulations and noted that granting of the Planned Unit Development rezoning would result in a recognizable and substantial benefit to the users of this project and to the community. Granting of this PUD rezoning would allow a senior living facility on a site originally zoned for office use. This new use would provide an opportunity for the surrounding parcels to provide services to the residents. Also, this would allow the two (2) remaining parcels to develop without having to amend the PUD. Without the rezoning, this property would allow for a larger facility up to 223,000 square feet with 930 parking spaces, taking away green-space.

The proposed use of the site shall not result in a material increase in the need for public services, facilities and utilities and plans for more open green-space than original proposal.

He also noted the proposed project would not result in an unreasonable negative economic impact on the surrounding properties.

The proposed project will be increasing the amount of open space and reducing the amount of parking that was originally approved in 1995 and is currently under one (1) ownership.

Planner Deem stated Staff recommends that the Township Planning Commission recommend approval to the Township Board for the PUD rezoning to allow a senior living facility as shown on the site plan dated July 29, 2005 and to have the remaining two parcels be allowed to develop as a use listed in Chapter 12, Office Zoning District of the Cascade Township Zoning Ordinance, excluding the proposed sign at the Crown Plaza Hotel site on 28th Street since it does not meet the Township requirements. The Planning Commission should also direct Staff to write a new PUD Ordinance for this project to be viewed by the Planning Commission before a public hearing date at the Township Board is set.

Chairman Goldberg asked if the proper process for the 28th Street sign issue if they want to pursue it, would it go to the Zoning Board to grant approval for signage. Chairman Goldberg does not believe the Planning Commission has the authority to grant the

signage on 28th Street and would have to incorporate the Crowne Plaza within the PUD. Planner Deem noted the Applicant would need to request the special sign permit before the Zoning Board of Appeals.

Member Koessel asked where other places would allow signage on 28th Street within Centennial Park. Planner Deem noted signs have been removed noting Charlevoix Club, etc. Planner Deem said they would utilize the Centennial Park sign that is new. Member Koessel asked if the Image Building sign is part of Centennial Park and if Sunrise could utilize part of that. Planning Director Peterson believes the Image sign was once part of the park but must have been sold or changed when things happened at the park with that parcel. Member Koessel questioned that unless the whole Centennial Park Association requested a change, we go back to the Centennial Park identification sign for site identification; Planning Director Peterson confirmed that is correct.

Applicant, Laura Hester, Vice President of Development Sunrise Senior Living introduced others involved in the project Terry Narrajano from Design + and James Kirkwood from Prein & Newhof.

Hester noted at the last meeting questions were asked that she wanted to respond to this evening and has slide presentation for the Planning Commission to review.

The presentation showed residential images and paths with benches amongst shade trees. The presentation also included interior views of the facility including common areas and residential units.

Hester noted the fifty (50) foot setback and it pinches the three (3) buildings together. She noted they are requesting the smaller setback to widen the space between the buildings for future use as gardens for the residents.

Hester also said they have approached Crowne Plaza regarding the proposed signage and have reached a tentative agreement pending Planning Commission approval. She showed slides of the proposed signage area noting the hotel's site is located at 28th Street and Foremost and there is no signage near the area. Their proposed sign would be placed on the far eastern corner of their site. Hester also showed signs of local businesses that have two (2) signs on their property (i.e. Red Roof Inn, Meijer, AmeriSuites, Target, etc.). Hester said they will engage with the Zoning Board

if that is the proper procedure regarding the sign. Hester also noted that the setback for the proposed sign is thirty (30) feet and if approved, the hotel and Sunrise will handle the signage as a licensed agreement with the hotel owner and shall be exclusive to Sunrise and not other businesses. Hester also stated that the Centennial Park Association does not own the signage on 28th Street and the owner has recently removed all identification of sites from the sign; it is very important the facility be seen.

Chairman Goldberg questioned who the owner is of the Charlevoix sign, the applicant noted Inman Company.

Member Robinson noted several of the light fixtures on the building reflect up and questioned if the lights on the signage would flood outward. Hester said they could adjust the lighting to reflect downward, unaware of the lighting ordinance, and the flood lights would reflect on the signage only; lighting would not be a problem and can reflect it downward.

Member Koessel supported by Member Robinson moved to open the public hearing. The motion carried and the public hearing was opened.

Chairman Goldberg asked if any public members would like to approach the Commission. No public members spoke.

Chairman Goldberg asked Planner Deem if any letters or phone calls were received at the Township's Offices. Planner Deem stated no correspondences were received but a few residents came into the Offices and reviewed site plans. The Association's approval letter has been received, no negative correspondences regarding the project.

Member Koessel supported by Member McDonald moved to close the public hearing. The motion carried and the public hearing was closed.

Member Robinson agrees with Chairman Goldberg's previous comments regarding the 28th Street signage and believes the Planning Commission cannot approve signage and needs to go before the ZBA. Member Robinson asked Planning Director Peterson if the ZBA would handle this. Planning Director Peterson noted Waterfall Shoppes, the apartment project are all part of the project's PUD and Crowne Plaza is not part of this project's PUD. The others (Meijer, etc) sought variances for additional signage

that were granted by the Planning Commission. The reason the Planning Commission would grant those:

- 1) Site sign for multiple users – large number of users in park and Township has tried to get these all on one (1) sign so consumers can find their way back into the park.

Chairman Goldberg noted the Applicant would need to approach the ZBA and request a co-location agreement where they would have to accommodate anyone within the project who wanted their names put there. Planning Director Peterson noted that is how the others have been handled in the past. He also noted in this case, he agrees that the Zoning Board would be the best proper venue absent the project become much larger including more of Centennial Park, including the hotel site. Chairman Goldberg stated the Applicant's recourse is to see the ZBA for the variance. Planning Director Peterson stated that is correct and also shared that the hotel has recently approached the Township re-working their project and one (1) of the reasons why is for their signage and they're looking to do something different with their sign.

Chairman Goldberg further stated he is a big supporter of this project, what you're proposing looks wonderful. He said the execution looks good and the sign issue isn't anything they can help them on; he's in favor.

Member McDonald asked if one uplifted sign would meet the new proposed signage need and Planner Deem said it's too early to see if this would meet requirements or not. He noted he just spoke with FTCH's Engineer today and should be meeting this week to review. Planner Deem said the language he proposed is the sign lighting would meet the requirement and believes what the Planning Commission is looking for is this lighting wouldn't be allowed. Chairman Goldberg asked for clarification regarding the sign lighting being discussed; is this the sign that's under consideration if the ZBA will approve it or is this a different sign located within the site itself? Planner Deem clarified this is the sign on-site. Hester noted they were not aware of the downcast lighting requirement and will make the appropriate change. Planner Deem noted they (Sunrise) would not be aware of this requirement, as it is a proposed change to the ordinance. Member McDonald noted that if the Applicant were agreeable to downcast lighting, then everybody wins. Applicant noted they could review downward lighting.

Member Koessel motioned the Planning Commission recommend rezoning PUD and site plan approval with ordinances Staff to draft for Township Board approval for the development of a 76-unit senior living facility with the following conditions:

- 1) Planning Commission cannot approve 28th Street signage and applicant to approach ZBA.**
- 2) Applicant is to comply with those requirements setforth by the Fire Department in letter dated August 10, 2005.**
- 3) Staff is to draft appropriate PUD language in accordance with the project.**

Member McDonald supported the motion.

Chairman Goldberg stated the one (1) thing that is included in the plan that is out of the ordinary is the discrepancy between what the underlying bonus calling of the rear-yard and the 31-feet vs. 50-feet and reasons Staff articulated is that these are reasons out of the ordinary and it really will confer a substantial benefit to the residents within the community to allow for the greater space between the buildings and comfort to facilitate the residents. He is very much in favor of the project and doesn't see a need for the rear-yard setback that is unique to this project and will benefit the Township as a whole.

Member McDonald said it's a great plan and a great location for this and good use of the land and despite the sign issues, he thinks this will be a great project and receive public notary and word will spread.

All in favor, none opposed and recommend to Township Board for their approval.

ARTICLE 6.

Case #05-2719: John Halland (PUBLIC HEARING)

The applicant is requesting a rezoning to the PUD in order to develop a 14-unit single-family home project.

Planner Deem related this project is located on the southwest corner of 52nd Street and Buttrick Avenue, the parcel is approximately 35.91 acres and is currently zoned ARC. The Subdivision Ordinance allows a project in the ARC with 50% of the developable acreage to be private open space to have lots that have a minimum lot width of 115-feet and a minimum lot size of 50,00 square feet.

At the Basic Review, Staff calculated the total number of lots for this parcel as twelve (12), since then, the Applicant has provided Staff with a test plan that provides 13.91 units and meets Township requirements.

Planner Deem reported the average lot size is 38,791 square feet and lot sizes range from 28,602 square feet to 52,103 square feet. The smaller lot size allows the Applicant to provide 57% of the developable land as open space, an additional 2.08 acres, and each lot meets the minimum lot requirement.

Planner Deem also noted city water and sewer will not serve this project.

Planner Deem said the private roads will be given names approved by the Fire Department. He also stated the Fire Department has reviewed the plan and approved it.

This plan has been updated taking into account the comments from the Township Engineer's letter dated July 8, 2005. Engineer Vilmont will need to approve the plans before the Township Board Public Hearing.

Planner Deem also noted the granting of the PUD rezoning will allow this site to develop while preserving the existing wetlands and providing 57% of the developable land as open space. A test plan shows the possibility to create a subdivision with the same number of lots without excluding wetlands and only providing approximately 25% open space.

The proposed project is consistent with the Subdivision Ordinance and will not result in a material increase in the need for public services. This project will not be served by city water or sewer and will not create a burden on that system.

Planner Deems said the area has been identified as Low Density Residential by the Master Plan. This recommends a density of 0.5 units per acre; the project's proposed density is 0.39 per acre.

This project will provide more usable land as open space than the provided test plan. This project will also be preserving the existing wetlands by not making them part of the proposed single-family home lots.

Planner Deem also said the development is currently under one (1) ownership.

Staff recommends that the Planning Commission recommend approval to the Township Board for the PUD rezoning to allow a 14-unit single-family home subdivision at 5225 Buttrick Ave. as shown on the site plan dated July 15, 2005. The Planning Commission should direct Staff to write a new PUD Ordinance for this project to be reviewed by the Planning Commission before a public hearing date at the Township Board is set.

Member Robinson questioned if Staff is willing to accept 14-units proposed from previous 12-unit proposal and Planner Deem said Staff feels the increase in preserving wetlands and open space justifies the plan from 12-units to 14-units.

Member McDonald asked if the Association owns the open space and wetlands, Planner Deem confirmed true.

Applicant John Halland thanked Planner Deem for working with him on this project.

Halland said they have dug a test well for water and hit water 137-feet deep; this water source is isolated from the wetlands on Lot 5. They will be meeting with the Health Department in approximately two (2) weeks and the Retention Pond size is forthcoming.

Member McDonald noted the beautiful area for this development and wondered if power lines could be placed easily on the skinny lots and questioned if they would be clear-cutting each lot as built or keeping some of the existing trees. Halland noted areas have been cut to drive equipment onto the lots and are able to save almost 50-feet between the homes and in the front.

Member McDonald asked if DEQ letter would serve as the Engineer's conditions and Planner Deem confirmed it would.

Member Koessel questioned the 20-foot easement, keeping 66-foot width to 2-lots and 40-feet is green/open space. Planner Deem noted there is no Township requirement for width and Halland was asked if 26-feet is enough and maybe 12 and 10 for utilities; he believes it is enough.

Member Koessel supported by Member Robinson moved to open the public hearing. The motion carried and the public hearing was opened.

Chairman Goldberg asked if any public members would like to approach the Commission.

Kurt Alkema, adjacent property owner, asked the following questions:

- 1) Can entrance to development be moved? The current entry is directly across from their driveway, north on Buttrick. He noted moving the entry South would allow for headlights into their home.
- 2) Questioned if the open space before Consumer's Energy would be removed noting the nice berm and trees that are currently there. Halland noted some of the trees and greenery will have to be removed but will keep most of it there.
- 3) Asked if there would be ways to control people from coming into the park area and partying along the access roadway created. Halland said the two-track was created to move construction equipment and once the project is complete the two-track will not be there.

Halland addressed the entrance drive that was done by the Kent County Road Commission and they designed the entrance with a "T" for the drives. The Road Commission noted the other alternative was to offset the entrance drive 450-feet South. Halland said he chose the "T" entrance because he realized headlights would shine into the houses on Buttrick if further South. Planning Director Peterson noted the entrance drive is up to the Kent County Road Commission and would need their approval to move the entrance further North. Halland said he would contact the Road Commission to see if allowed.

Peter Renucci, adjacent property owner, noted mini-subdivision lot size is 50,000 square feet and these are smaller. Chairman Goldberg clarified the square footage of 50,000 is for residential within the Township Zoning; lots may be smaller if within Township's PUD. Planner Deem also noted purpose of the test plan with mini subdivision lot 50,000 square feet; 100,000 square feet for split past and showed.

Renucci questioned the easement to his property and eventually creating a drive to connect at the South. Halland said he would put into his documents to allow Renucci to put in a drive to connect at the South of the property. Township Engineer Vilmonot noted Halland to dictate where property connects with a right-of-way and asked if restricted. Halland said the South connection would be added to the plans.

Renucci asked the type of homes to be built and their size. Halland said the ranch-style homes are planned for 1900-square feet and the 2-story homes 2700-square feet.

Chairman Goldberg asked Planner Deem if any letters or phone calls were received at the Township's Offices. Planner Deem stated no correspondences were received and a few public members have reviewed the site plans; neighbors concerned about headlights and Buttrick entrance.

Renucci expressed his concern over the public accessing the river and people coming through his property. Halland noted they are proposing a walkway and playground for the housing. Chairman Goldberg suggested Renucci posting signs on his property. Renucci said he is concerned about liability if someone ignored the No Trespassing signs should he put them up. Halland said they plan to put signs up noting the project's boundaries. Planning Director Peterson noted other developers have posted signs noting their property lines and Halland said they could put up such signs every 200-feet or so.

Member Koessel supported by Member Robinson moved to close the public hearing. The motion carried and the public hearing was closed.

Member Robinson motioned to recommend approval to the Township Board for the PUD rezoning to allow a 14-unit single-family home subdivision at 5225 Buttrick Ave. as shown on the site plan dated July 15, 2005.

Member Koessel supported the motion with the following conditions:

- 1) Applicant to contact Road Commission to move access point further North**
- 2) Applicant to provide property signage**
- 3) Staff to write new PUD Ordinance for this project to be reviewed by the Planning Commission before a public hearing date at the Township Board is set.**

Member Koessel questioned the project's identification sign, noting the information is not listed in the information, and Planner Deem noted Staff will review appropriate building signage.

All were in favor, none opposed. The motion carried.

ARTICLE 7.

Case #05-2753: AJ Veneklasen

The applicant is requesting Site Plan Review for second building in Phase IV of Golfview Woods PUD.

Planning Director Peterson noted this is the last building of the last phase of this project. This phase was most recently amended in late 2004 when the applicant built the first building in Phase IV. This building will be tough to see from Cascade Road as the building will be further south and west on the property and the Applicant is seeking site plan approval for the second building in Phase IV.

Planning Director Peterson also noted for the first building in Phase IV, some concern was raised over FTCH reviewing a site plan being developed for them. For that building, Staff contracted with a different engineering firm, Prein and Newhoff to perform the civil engineering review on the site. Prein and Newhoff recommend site plan approval. The major concern expressed by the Planning Commission at that time was in regards to the potential impact construction could have on the Lack's plume. Prein and Newhoff found that construction of Phase IV (both buildings) would not have a negative impact on the plume.

Since FTCH is not going to be utilizing this new building they are performing the review of the site plan. They have reviewed and approved the site plan and recommend approval of the site plan with conditions noted in their August 10, 2005 report.

Planning Director Peterson also stated the Township's Fire Department has also reviewed and approved the plan subject to conditions in their August 9, 2005 letter.

Planning Director Peterson said Staff recommends approval of the site plan for 4B with the following conditions:

- 1) The Applicant to apply for and receive a soil erosion control permit.
- 2) Supply the Township with a \$6,000.00 landscaping bond
- 3) Compliance with the Township Engineer letter.
- 4) Compliance with the Township Fire Department letter.

Member McDonald stated he was told two-three (2-3) weeks ago regarding the Lacks plume and the plume has been moving through surface water and questioned if that is correct. Planning Director Peterson deferred to Engineer Vilmont. Engineer Vilmont noted that in essence what has happened is where the Lacks Building is

now they've renovated this building 4A and 4B. Underneath the parking lot between the two (2) buildings there was original sludge and that's what started the original contamination. Those sludge lagoons have since been cleaned out and capped so the source is now gone and the leftover plume is moving southeast and needs to be dealt with regardless of what you build up there.

Approximately eight (8) years ago, Lacks installed a purge well by Wood Lake. and put at southeastern edge of plume and capture plume. Well, either they didn't put it in fast enough or it moved but they didn't capture the plume and has migrated southeast. Engineer Vilmont showed where contamination was captured. The original source of contamination, however, is gone.

Chris Sholl, Project Manager A.J. Veneklasen, Inc., visited 4A and 4B and the areas are identical. He has read the Fire Departments recommendations and hasn't reviewed the Engineer's yet. Planner Deem provided a copy of the Engineer's report. Chairman Goldberg provided time for Sholl to review the Engineer's comments so they are comfortable with them. Sholl noted they are minor and doesn't foresee any problems.

Member McDonald motioned for approval of the Site Plan for the second building in Phase IV of Golfview Woods PUD with Staff's conditions, with support from Member Koessel.

All in favor of approval, none opposed. Motion carried.

ARTICLE 8.

Case #05-2731: Waterfall Shoppes LLC

Applicant is seeking Site Plan amendment for new 32,459 square foot addition to the Staples building on the south side of 28th Street, behind the existing Bob Evan Restaurant.

Planning Director Peterson stated the Applicant is requesting approval for an additional building to the existing Staples Store. This addition will not be for Staples but leased out to multiple tenants. With this addition, the total building size would be approximately 53,000 square feet.

He also noted that although not approved with the construction for the Staples building this addition was anticipated and complies with setbacks, parking, building height, etc. requirements of the Waterfall Shoppes PUD.

Planning Director Peterson noted the building is located in Phase 2 of the Waterfall Shoppes PUD. The entire parking lot and landscaping was approved with the Staples building, with the

exception of the three (3) landscape islands in front of this addition. This was due to the construction equipment that was needed to maneuver in this area for the construction of the addition. In order to avoid the look of the parking lot being unfinished, we put a time limit of one-year from occupancy of the Staples building for the construction of the landscaped islands.

The Site Plan is within compliance of the Waterfall Shoppes Review Board and they recommended approval on May 31st.

The Township Fire Department has reviewed and approved the plans.

Planning Director Peterson also noted the Township Engineer has reviewed the plan and provided a letter dated August 10, 2005. Any approval should be contingent on the plans being revised to meet the requirements of the Township Engineer.

The landscaping complies with the requirements and Staff has already received a landscape bond from the original construction that covers all the required landscaping on site.

Staff recommends that the Planning Commission approve the Site Plan for the Staples building under the following conditions:

- 1) Compliance with the Township Engineering requirements.
- 2) Detail specification on the wall lighting indicating that lights will be downcast since this was an earlier requirement.

Jeff Hundley, Waterfall Shoppes LLC, stated the lighting would meet compliance.

Member Koessel asked if Staples will be leasing the new building and Hundley said Waterfall owns the building and will lease it. Waterfall owns the offices near Target and Staples too. Planning Director Peterson said the plan is to have four (4) to five (5) tenants leasing in the new building. Hundley also noted Waterfall owns Target as well.

Member Koessel motioned for approval of the Site Plan for the 32,459 square foot addition to the Staples building subject to Staff's recommendations, with support from Member McDonald.

Member McDonald noted that Jeff and Mark and everyone that's been involved in this has been extremely cooperative and have talked a lot about having connectivity in this whole development

rather than isolating Cosco or isolating Target. He noted they've been very acceptable in meeting requirements and has been a good experience and positive one in working with these guys.

All in favor of approval, none opposed. Motion carried.

ARTICLE 9.

Other Business

Chairman Goldberg opened the meeting for other business.

Planning Director Peterson noted Staff does not have any further updates or business at this time.

Member Robinson asked Engineer Vilmont what would happen with the Lacks plume. Vilmont responded that Lacks is reviewing another purge site. He also noted that the contamination is not of great parts, 18-parts per billion for nickel was detected; Health Department notes 100-parts per billion is contamination/health problem. Vilmont noted the 18-parts per billion is relatively minor but the problem needs to be addressed. Member McDonald asked if the plume moves like water, how does it migrate? Vilmont said the plume moves like ground water and spreads and follows the earth's contours.

ARTICLE 10.

Adjournment

Member Robinson supported by Member McDonald moved to adjourn. The motion carried and the meeting was adjourned at 8:41 p.m.

Respectfully submitted,

Tom McDonald, Secretary
Lisa Hern, Recording Secretary