

MINUTES

Cascade Charter Township Planning Commission

Monday, September 24, 2012

7:00 P.M.

ARTICLE 1. Chairman Sperla called the meeting to order at 7:00 p.m.
Members Present: Hammond, Lewis, McCarthy, Mead, Pennington, Robinson, Sperla, Waalkes, Williams
Members Absent: none
Others Present: Planning Director Steve Peterson

ARTICLE 2. Pledge of Allegiance to the flag was skipped because the meeting was in a room with no flag.

ARTICLE 3. Approve the current Agenda.

Motion was made by Member Lewis to approve the Agenda as amended, (no flag). Support by Member Hammond. Motion carried.

ARTICLE 4. Approve the Minutes of the August 27, 2012 meeting.

Motion was made by Member Lewis to approve the Minutes. Support by Member Hammond. Motion carried.

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

Chairman Sperla welcomed the visitors and asked if anyone wished to speak to non-agenda items. No visitors present spoke.

ARTICLE 6. Case #12-3106 Curtis Laundry & Drycleaners

Public Hearing

Property Address: 6640 28th St SE

Requested Action: The applicant is requesting a Type II Special Use Permit to occupy a portion of the building with a dry cleaning establishment.

Planning Director Peterson indicated that the request is to operate a dry cleaning business in the existing building at 6640 28th St. they will not be doing any dry cleaning at this store it will be used for drop off and pick-ups.

Peterson indicated that we have a couple of dry cleaners in the B1 zoning district already. The township does not allow any dry cleaning plants in this zoning district but does allow for dry cleaners. The applicant would be relocating from the DW shopping center.

Peterson also indicated that we have not received any comments from the public notice.

John Curtis, the business owner, indicated that they do all of the dry cleaning out of their location in Lowell.

Member Lewis made a Motion to move into Public Hearing. Support by Member Hammond. Motion carried.

Member Waalkes made a Motion to close Public Hearing. Support by Member Pennington. Motion carried.

Member Waalkes made a Motion to forward a favorable recommendation to the Township Board to approve the Special Use Permit request by Curtis Laundry and Drycleaners so that a portion of the building at 6640 28th St. can be used for a dry cleaning business. As Staff recommended, the dry cleaner is limited to only serving this retail outlet and may not serve as a dry cleaning plant for any other store. Support by Member Meade. Motion carried unanimously.

**ARTICLE 7. Case #12-3107 Capital Telecom
Public Hearing**

Property Address: 5050 Kendrick St SE

Requested Action: The applicant is requesting a Type I Special Use Permit to construct a new cell tower.

Planner Peterson reviewed the location of the property. He added that the height of the tower and antennas will be about 130 feet. The tower would be placed in the middle of the site towards the west side and would be easiest to see from the west. There are no homes within the vicinity of this proposed tower.

We have not had a new cell tower proposed in quite some time. Coverage around the airport is a challenge. In order for the Township to be able to intelligently comment on these issues, we consulted with Andy Felde from Drew Wireless as our RF engineer to help us determine cell tower/antenna issues.

There is already a cell tower right across the street on the south side of 52nd St. which was approved in 2004.

Andy Felde has been working with the applicant; however, the applicant has not provided the required detailed information that is being requested to complete the study. Andy wants information about raising the tower on 52nd before we

discuss a new tower. This would be in line with the RF study and should be pursued before consideration for a new tower is given.

In his Staff Report the Planner listed the required Zoning Ordinance Standards that must be met before a permit can be issued for a new tower. He also had comments in regards to each standard.

There were no comments in regards to the public notices.

Not all of the information from the applicant has been provided, so it is incomplete at this time. Staff's recommendation is to hold the Public Hearing for comments, and then table this item until the applicant can provide the engineer with the appropriate information he needs to complete his study on the need for this tower and the possibility of changing the tower on 52nd St. Once these items have been completed we can make a decision of the new tower.

Chairman Sperla asked the applicant to come forward. Ralph Wyngarden was present representing Faulk & Foster. He was present on behalf of Capital Telecom LLC.

Mr. Wyngarden stated that this project is proposed in an industrial district and there are no residents near the proposed site.

The proposed occupant is Verizon Wireless. They need a better signal and more capacity, particularly in the Patterson and 44th Street and Gerald R Ford Airport parking and terminal areas.

Member Waalkes made a Motion to move into Public Hearing. Support by Member Hammond. Motion Carried.

Member McCarthy made a Motion to close Public Hearing. Support by Member Lewis. Motion carried.

Member Lewis made a Motion to table this case until the applicant can provide the information needed by our RF engineer in order to complete his study and offer a recommendation. Support by Member Hammond. Motion carried.

ARTICLE 8. Consider Resolution for 2013 – 2018 Capital Improvement Plan

Planner Peterson stated that it is budget time and it is time to review the proposed Capital Improvement Plan. The CIP document is a planning tool to be used for budgeting public improvement projects that are over \$10,000. It does

not address all of the expenditures for the Township but provides for the large physical improvements that are permanent.

All projects have a priority rating. Projects can be moved around and are not necessarily done in the year they are projected.

Sperla asked what kind of vetting system is used to consider each project. Peterson indicated that staff prepares this and then it goes to the Planning Commission before going to the Township Board.

There was some general discussion about a couple of the projects in the plan, notably the need/timing for weather sirens, how the utilities on Kraft were being paid for and the status of the roundabout at Cascade and 28th St.

Peterson stated that they needed to vote to approve the Resolution by roll call vote.

Member Lewis made a Motion to approve the Resolution. Support by Member Hammond.

Roll call Vote:

**Robinson, yes
Lewis, yes
Pennington, yes
Hammond, yes
Sperla, yes
McCarthy, yes
Williams, yes
Waalkes, yes
Mead, yes**

ARTICLE 9. Any other business

Peterson indicated that the Oct 1 meeting would be cancelled.

ARTICLE 10. Adjournment

Motion was made by Member Hammond to adjourn. Support by Member McCarthy. Motion carried. The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Karen McCarthy, Secretary

Carol M. Meyer, Planning Administrative Assistant