

MINUTES

Cascade Charter Township
Planning Commission
Monday, September 9, 2019
7:00 P.M.

ARTICLE 1. Chairman Sperla called the meeting to order at 7:00 P.M.
Members Present: Johnson, Katsma, Krieter, Lewis, Noordyke, Pennington, Rissi, Moxley and Sperla
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.

Chairman Sperla stated that Article 9 on the Agenda will be moved in front on the current Article 6.

There was no motion made to approve the Agenda.

ARTICLE 4. Approve the Minutes of the August 19, 2019 meeting.

Motion was made by Member Johnson to approve the revised minutes of August 19, 2019. Supported by Member Pennington. Motion carried 9 to 0.

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

No visitors came forward.

Chairman Sperla commented again that he was moving to Article 9 before Article 6.

**ARTICLE 9. Case #19-3542 Watermark Property LLC
Property Address: 1611 Galbraith Ave SE**

Requested Action: Consider PUD ordinance amendment and recommend to the Township Board.

Director Peterson stated that this draft PUD ordinance has been written and given to the Applicant, who has had time to review it and does agree with the language. Director Peterson stated that at this point, the Planning Commission can make a recommendation to the Board for the ordinance and revised site plan. The Board will hold an additional Public Hearing to consider the recommendation. Chairman Sperla stated that he has reviewed the ordinance and believes it to be appropriate in its current language.

Chairman Sperla asked Members if there were any questions; there were none.

Motion was made by Member Krieter to recommend approval of the PUD ordinance and revised plan as presented. Supported by Member Lewis. Motion carried 9 to 0.

ARTICLE 6. Case #19-3546 Jerry Swift

Public Hearing

Property Address: 8730 52nd St

Requested Action: The Applicant is requesting a special use permit to construct an accessory building over 832 sq ft.

Director Peterson stated that the building is 28x48, and the property is about 2 ½ acres on the south side of 52nd St. The property did previously have a second accessory building, but that building was destroyed by a fire. The proposed building will be a little bigger, and in a different location. The building will be 17 feet measured to the midpoint; that requires a minimum 40-foot setback. Director Peterson stated that the Applicant is quite a distance away from the rear property line, 42 feet away from the east property line, and 10 feet away from the house. Director Peterson stated that these measurements do meet Township standards. This will be the only accessory building they are allowed to have, and will be primarily used to store a motorhome. Director Peterson stated that the Applicant does plan to build this building with metal siding and metal roofing, which is normal for this area of the Township.

Director Peterson is recommending approval of this project subject to the normal conditions that it cannot be used for living space, to run a business out of, and that all lighting meet Township requirements.

Chairman Sperla invited the Applicant to come forward with any comment.

The Applicant did not come forward.

Motion was made by Member Rissi to open public hearing. Supported by Member Krieter. Motion carried 9 to 0.

No members of the public came forward to speak to this issue.

Motion was made by Member Rissi to close public hearing. Supported by Member Krieter. Motion carried 9 to 0.

Motion was made by Member Rissi to approve the accessory building special use permit under the conditions that it cannot be used for living space, to run a business out of, and that all lighting meet Township requirements. Supported by Member Johnson. Motion carried 9 to 0.

**ARTICLE 7. Case #19-3534 Cascade TLC
From the Public Hearing table of July 15, 2019
Property Address: 5333 Cascade Rd SE
Requested Action: Type II Special Use Permit for Daycare Center**

Director Peterson stated that this case was previously tabled to allow the Applicant time to address items requested by the Planning Commission. Director Peterson stated that the stormwater system underground detention area is now proposed to be located under the parking lot, instead of the playground area as before.

Director Peterson stated that all plans now show the same potential number of children that will be at the facility, with a maximum capacity of 141. The number of possible children at the facility determines the size of the playground area, Director Peterson states that now meets Township requirements. The Applicants photometric/lighting plan has also been revised to now meet township requirements of no more than 5-foot candles for the lights. Director Peterson stated that the Applicant has also provided a revision to their traffic study (with comment from the Road Commission), as the timing of the study was called into question at the previous hearing. The outcome of the new study is the same from their traffic consultant, that the intersection be monitored for evaluation of the timing of the lights. The road Commission has also reviewed this study, and agrees with the conclusions.

Director Peterson stated a reminder that the public hearing is closed, and it will be up to Chairman Sperla to take public comment or choose not to. The Planning Commission needs to make a recommendation to the Township Board, they will make a final decision on the matter. Director Peterson stated that the Township Board will not hold a public hearing.

Director Peterson stated that the Applicant has addressed the things Staff asked for, and if a positive recommendation is made tonight to the Township Board, Staff has provided conditions that would be appropriate. Those conditions are:

1. A landscape bond
2. Executing the stormwater agreement
3. The approval from Ada Township for servicing public sewer

Chairman Sperla invited the Applicant to come forward with any comment.

The Applicant did not have any comment.

Chairman Sperla invited comment or questions from Members. Member Rissi stated that he is still "luke warm" with the traffic aspect, Chairman Sperla replied that he thinks it is a legitimate concern to have, but that it has been investigated by experts and has come back adequate for this project.

A member of the public interrupted to make comment about the traffic study, Chairman Sperla did not allow the comment to be continued.

Member Rissi asked Director Peterson if he had any comment or concern about the traffic study, Director Peterson stated that he did not receive any concern from the Road Commission after reviewing the study. The Road Commission comments are included in Members' packets.

Motion was made by Member Pennington to forward a positive recommendation to the Township Board, with the conditions stated below. Supported by Member Lewis. Motion carried 8 to 1.

- 1. A landscape bond be secured**
- 2. The stormwater agreement is executed**
- 3. Provide the approval from Ada Township for servicing public sewer**

ARTICE 8. Case #18-3507 Buffum Builders/Thornapple Pointe

Property Address: 7280 48th St. SE

Requested Action: Approval of final preliminary plan for a new single-family subdivision for 19 homes.

Director Peterson stated this is the final preliminary approval since the Applicant has gotten all of their other approvals in order. Based on the Planning Commission recommendation, this will go to the Township Board for their consideration. Director Peterson stated that this property is almost across from Thornapple Pointe Golf Course, and that there is a cutout for a property split that is not part of the subdivision, but a part of the original parcel. This project will be 19 new homes on a dead-end street, which the Township does allow on a new private street. Director Peterson states that everything in the packet has been seen by the Planning Commission before, the only addition now is the approval documentation from other agencies. Director Peterson stated there is a report from the Health Department with a concern for having both well and septic, something that will need to be disclosed in the subdivision documents going forward.

Director Peterson reminded Members this project would be referred to as a 25% open space development, the open will space will "wrap around" the subdivision. This allows for lots of about 40,000 sq ft; the plan states lots will be 40,000-65,000 sq ft.

Director Peterson states the Applicant has provided all of the required documentation, and suggests a positive recommendation to the Township Board for their final preliminary plan approval.

Member Rissi asked Director Peterson if he believes the cul-de-sac needs to be closer to the east line of the property where a future connection to new development may be. Director Peterson stated that he does not believe it to be an issue, and stated there is an easement in place if the property to the east were to develop. The easement would allow the streets to connect.

Chairman Sperla invited to Applicant to come forward with any comment.

Mr. Randy Feenstra came forward to state that it was important to the Applicant to maintain the easement for the possible connection of streets if any future developer wants that option. Mr. Feenstra states the parcel up front may be included in the open space of the subdivision as it did not pass the perc test by the Health Department. Mr. Feenstra stated that some sites will need to show where the house is, where the septic is, and then get final approval from the Health Department. The site plans that Mr. Feenstra provided do show the well, drain field, and flow, along with adequate separation.

Motion was made by Member Johnson to approve the final preliminary plan as presented. Supported by Member Rissi. Motion carried 9 to 0.

ARTICLE 10. Any other business

ARTICLE 11. Adjournment

Motion was made by Member Krieter to adjourn. Supported by Member Lewis. Motion carried 9 to 0. The meeting was adjourned at 7:25 p.m.

Respectfully submitted,
Phil Johnson, Secretary