

MINUTES

Cascade Charter Township Planning Commission
Monday, August 27, 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, Robinson, Sperla, Waalkes, Williams
Members Absent: Pennington, excused
Others Present: Planning Director Steve Peterson
- ARTICLE 2.** Chairman Sperla led the Pledge of Allegiance to the flag.
- ARTICLE 3. Approve the current Agenda.**
- Motion was made by Member Lewis to approve the Agenda. Support by Member Robinson. Motion carried.
- ARTICLE 4. Approve the Minutes of the August 13, 2012 meeting.**
- Motion was made by Member Mead to approve the Minutes. Support by Member Williams. 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 #12-3101 Willis Hilbrands**
Public Hearing
Property Address: 6482 52nd St
Requested Action: The applicant is requesting a Type I Special Use Permit to construct an accessory building over 832 sq ft.
- Planner Peterson said the property is located on the south side of 52nd St where it dead ends west of Thornapple River Dr.
- The applicant owned two different pieces of property; they are now combining those to have one large 80 acre piece of property. There is a home on it with a detached garage, and now they are asking for this building.
- There aren't many buildings in that area, but this building will look similar to what is out there. It will have steel siding and roofing.

The building will be rather large in comparison to the house, but the house is consistent with homes built in the 20's. Given where it's at, the size of the piece of property it is on and surrounding properties, it would fit right in and not be a problem. Staff is recommending approval of their building as requested.

Staff has not heard any comments from the public notices that were sent out.

Chairman Sperla asked if any Planning Commission Members had any questions. With no questions of Staff, Chairman Sperla asked if the applicant would like to come forward to make any comments.

The applicant, Willis Hilbrands, commented that they are out there all by themselves and he does not believe any neighbors would even see the building, as it is sheltered by evergreens. He said the closest neighbor is about 1000 feet away and the airport is on the other side.

Mr. Hilbrands has owned the property close to 20 years. He does not have a contractor; he has a couple builders in mind for the job.

Member Waalkes asked if he had contacted the airport to see if there is a certain height limit that they allow. Mr. Hilbrands responded by saying that he has not contacted the airport, but the building will only be about 14 or 15 feet tall at the highest peak.

Member Lewis asked about the usage of the building. The applicant replied by saying that it will only be used for storage.

Member Robinson made a Motion to open Public Hearing. Support by Member Hammond. Motion carried.

Being that there was no one from the public to speak, Member Waalkes made a Motion to close Public Hearing. Support by Member Mead. Motion carried.

Member Waalkes made a Motion to approve a Type I Special Use Permit to construct an accessory building over 832 sq ft. as was presented by Mr. Hilbrands. Support by Member Robinson. Motion carried.

As general information Planner Peterson reviewed with Planning Members as to when a person/company would need to contact the airport when constructing a building nearby.

ARTICLE 7. 2012 Work Plan Review

Peterson reminded the Planning Commission that this year's work plan consisted of the items from the strategic plan that were assigned to the Planning Dept. The Planning Department was assigned goal area two of the Township Strategic Plan which consisted of:

- Objective: Bury utilities in selected areas of the community
- Objective: Develop efficient, service effective and cost effective approaches to offering police and fire services
- Objective: Provide mass transit service from Cascade Twp to downtown Grand Rapids
- Objective: Insure future water and sewer sustainability

Several of the conclusions reached indicated that further study will need to be done to complete the objectives. Member Waalkes asked Peterson to expand on the conclusion reached for further study of the mass transit objective. Peterson indicated that all four studies researched indicated a demand for transit in Cascade. The conclusion was that we now should study transit specific to Cascade to determine if the goals of each group are consistent. This would also allow us to determine costs for what specific type of transit is desirable since here are so many variables in determining cost.

At this point the Board hasn't laid out a plan for how the strategic plan will be handled for year two, but the Township Manager will be setting up meetings with the Board and Staff to figure out the process moving forward.

ARTICLE 8. Review of Reformatted Zoning Ordinance

Peterson indicated that he had sent a link out so everyone could review the newly reformatted Zoning Ordinance. The Zoning Ordinance content has not changed, but the electronic version is being updated to allow for easier and faster use with the use of hyperlinks. Peterson explained that once satisfied we will hold a public hearing to adopt the new ordinance.

ARTICLE 9. Any other business

The next meeting is September 24, 2012.

ARTICLE 10. Adjournment

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

Respectfully submitted,

Karen McCarthy, Secretary

Carol M. Meyer, Planning Administrative Assistant