

## MINUTES

Cascade Charter Township  
Planning Commission  
Monday, February 18, 2019  
7:00 P.M.

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

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

**ARTICLE 4. Approve the Minutes of the February 4<sup>th</sup>, 2019 meeting.**

**Motion was made by Member Johnson to approve the minutes of February 4<sup>th</sup>, 2019 (with noted corrections). Supported by Member Rissi. Motion carried 9 to 0.**

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

None wish to speak.

**ARTICLE 6. Case #19:3516 Glenwood Development Partners, LLC**

**Property Address: 5526 Glenwood Hills Parkway SE**

**Requested Action:** The Applicant is requesting a Basic Plan Review for an amendment to the PUD to accommodate a new 136,000 sq ft office building.

Director Peterson starts by showing an aerial photo of the property, stating that the property has been in a P.U.D. since the mid-nineties, which is why the amendment is being applied for. The proposed office building would be four stories tall. The original approved site plan (approved in the early 2000's) had a larger building that was approximately 190,000 sq ft with a proposed walkway from the "Blue Cross Blue Shield" building to the property. This project was never completed.

Part of that amendment included the vacation of a portion of Glenwood Hills, a process that was also approved but never completed in the mid-nineties. This process was in front of the Board last week, and the Board did pass a resolution for the vacation process to begin. Other property owners along that portion of the road have been notified that a portion of the road will disappear, it will then become a private street to allow access, and also become part of maneuvering and parking aisles for the new building.

Director Peterson states that the proposed height of the building is up to 58 ft tall to the roof line. The original PUD had a 3 story, 50 ft height limit, and was then changed to 3 stories with no height limit in the mid 2000's. The underlying zoning of this area is industrial with a 45ft height limit. Director Peterson advised the Applicant he would use the original PUD with a 50ft height limit for guidance.

Director Peterson notes that in the past, properties adjacent to the highway have been given allowance for additional height if they are lower than the expressway. He states that this site could take advantage of that. One provision is that there be some sort of community benefit, with several options being given to the Applicant to choose from.

There is a storm drain that runs through the middle of the current site that will need to be re-routed around the sides. The Drain Commission will be worked with for that.

Amongst other parking areas on the site, there is a proposed parking deck. Director Peterson states that he has asked for an elevation plan for the building, and thinks it would be important to have an elevation plan for the parking deck as well. The only parking deck Cascade Township currently has is at the airport.

Director Peterson pointed out that part of the north west corner of the site crosses over the neighboring property, so the Applicant will need to provide documentation that the neighboring property owners are aware and in agreement of this. There is also grading shown on the I96 property to the north, so the Applicant will need to show documentation from MDOT that will permit that. A normally required photometric site plan will be required as well.

This meeting is meant to be an introduction phase to the project, the next phase will be the Public Hearing which Director Peterson stated will be scheduled once the Applicant provides the aforementioned documents.

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

Applicant came forward and identified himself as Jeff Edwards, with Rockford Constructions Real Estate Development Team. He stated the site plan will accommodate a large office user, and that the company is bound to a Non-Disclosure Agreement at the current time. Applicant Edwards stated that this would be a global corporation with the office hours of "9-5", and not a lot of outside visitors as they are more of a telephone based professional service. He also stated that they are in communication with the neighboring property owners in regards to documentation needed for buy/sell agreements, and that they are in the process of addressing the items Director Peterson requested.

Applicant Edwards stated that Rockford Constructions partner, Glenwood Development Partners, LLC, will maintain ownership of the property, entering into a long-term lease agreement with the building tenant.

**Article 7. Any Other Business**

Director Peterson was asked by Member Rissi about the progress of a proposed restaurant (Slim Chicken) next to IHOP, Director Peterson stated that those plans have been cancelled, and nothing else is being considered for that space at this time. The status of the proposed new Starbucks was also asked about, Director Peterson stated that it is still in progress as scheduled.

**ARTICLE 8. Adjournment**

**Motion was made by Member Johnson to adjourn. Supported by Member Pennington. Motion carried 9 to 0. The meeting was adjourned at 7:35 p.m.**

Respectfully submitted,  
Phil Johnson, Secretary