

## MINUTES

Cascade Charter Township Planning Commission  
Monday, November 8, 2010  
7:00 P.M.

**ARTICLE 1.** Chairman Waalkes called the meeting to order at 7:00 p.m.  
Members Present: Hammond, Lewis, Logue, McCarthy, Sperla, Waalkes, Williams  
Members Absent: Pennington, Robinson; both excused  
Others Present: Planning Director Peterson, Members of the Public

**ARTICLE 2.** Chairman Waalkes led the Pledge of Allegiance to the Flag.

**ARTICLE 3. Approve the Agenda for the November 8, 2010 Planning Commission Meeting.**

**Motion was made by Member Lewis and supported by Member Sperla to approve the Agenda. Motion carried unanimously.**

**ARTICLE 4. Approve the Minutes of the October 18, 2010 Meeting.**

Member Hammond stated that on page 9 where it mentioned 'One Member commented' ..., the Member referenced was himself. Member Lewis pointed out that on page 8 where he had mentioned 'the chief', it was in reference to the Fire Chief. With corrections made, Chairman Waalkes requested a motion for approval of the corrected Meeting Minutes.

**Motion was made by Member Lewis and supported by Member Williams to approve the corrected October 18, 2010 Minutes. Motion carried unanimously.**

**ARTICLE 5. Case #10-3008 Gary Proos  
Public Hearing**

**Property Address:** 8091 Ashwood Drive

**Requested Action:** The applicant is requesting a Special Use Permit to construct a new accessory building larger than 832 sq. ft.

Planning Director Peterson stated that the property is north of 28<sup>th</sup> street, east side of Buttrick, in the Sturbridge Valley subdivision that we recently approved. There is one home there. There are a couple of homes close by, but they are not part of this subdivision. The Planner then pointed out on a map the location of the home and the proposed accessory building. He went on to say that it's behind the house; 25 feet to the rear, 88½ feet to the front. They have more than enough to the side. The building is just over 1100 square feet. It is 14 feet to the midpoint which requires a minimum of 25 foot rear yard setback. The site is about 2 ½ acres. The home is over 4,000 square feet, so given the size of the building, this would be pretty normal. I would consider this to be nice if not nicer than a lot of the accessory buildings that are out there. The most impacted piece of property is the folks just to the north. They are about 150 feet away from this proposed building. The building will be accessed by the existing drive, so it is nothing out of the ordinary. The plan does not indicate outdoor lighting but if they do, it will have to meet our outdoor lighting requirements; downcast or certain light level so they are not shining out onto their neighbors' property.

Public Hearing notices were sent out but I did not hear from anyone. Peterson recommended approval of their request as requested.

Chairman Waalkes asked if anyone had questions for the Planner. Member Williams asked if there were any restrictions in the subdivision prohibiting accessory buildings. Planning Director Peterson said there were none in the Township. If there are private deed restrictions they are not enforced by the Township.

Chairman Waalkes asked if the applicant wanted to add anything. The developer and builder is John Koetje. He had no additional comments.

Member Sperla had a question for Mr. Koetje. He asked if there were any plans for utilities inside the building. Mr. Koetje replied that there will be water, septic for a floor drain, power, heating and cooling. Member Lewis asked if it is designed for future businesses to be held in that building. Mr. Koetje answered that it is to house the owners 1947 Ford that he had when he was a kid and that he wants the building to be climate controlled. Member Lewis added that sometimes a restriction is made that there be no business there; maybe not for this applicant, but for any future buyer. Builder Koetje stated that those restrictions are in the covenants and restrictions of the plat as well and that they cannot do that. The Planner said that is also a Township limitation.

With no additional questions for the applicants' representative, Chairman Waalkes asked for a motion to open the Public Hearing.

**A Motion was made by Member Sperla and supported by Member Lewis to open the Public Hearing. Motion carried unanimously.**

No one from the public was present to comment or ask questions. Planner Peterson stated that he had not received any comments.

**Member Lewis made a Motion to close Public Hearing. Support was made by Member McCarthy. Motion carried unanimously. Public Hearing was closed.**

Chairman Waalkes asked for Motion to approve the applicants request, if so desired.

**Member Sperla made a Motion to approve the applicants request for a Special Use Permit in order to have an accessory building that exceeds the 832 square feet which is permitted by the Township. The Motion was supported by Member Williams. With no additional discussion the Motion carried unanimously.**

**ARTICLE 6: Case #10-3010 Bernie Pepin**  
**Property address:** 5640 McCords  
**Requested Action:** The applicant is requesting a Special Use Permit to construct a new accessory building larger than 832 sq. ft.

Planning Director Peterson stated that this is in the south eastern corner of the Township and south of 52<sup>nd</sup> street on McCords. The house is set further back and is

difficult to see from the road. Looking at their site plan the house is 350 feet off from the road and the proposed building is a little further behind and to the north of that. Originally the applicant requested the building to be 40' x 50', then after the Public Hearing notices went out, they changed their request to be 48' x 50'. The Notice was then revised. The height of the building is 20 feet. We do allow for a little bit taller building, but that requires a greater setback. In this case it required a minimum of 60 feet to the north property line, which is their nearest property line. This piece of property is about 10 acres. The house itself is about 3,000 square feet. Given the size of the property and size of the house I wouldn't consider this building to be abnormally large or out of place. The building will be mostly metal, but there will be some decorative stone on the front. The area is more agricultural so a metal building will fit right in.

The applicant met with some of the neighbors prior to the meeting. There are letters in the packet from neighbors who all support the project. Peterson recommended that their request be approved as requested.

Member Sperla asked the Planner if any of the neighbors were adverse to the proposal. Planner Peterson replied that the only comments were in the packet.

Chairman Waalkes invited the applicant to make any additional comments. The applicant, Bernie Pepin of 5640 McCords came forward to speak. He stated that he is putting shingles on the roof of the building to match the house. The main reason he wants the building is that he has a lot of equipment. When he purchased the house, the tractor that used to take care of the orchards came with the house. It's been sitting outside since he has been living there. He has put a lot of money into the tractor every year, as he still uses it. He also has a camper and a boat. He wants a place to store all of these items.

Member Sperla asked the applicant if he would be using it just for personal use and personal storage. The applicant replied that he owns a business and has a building for business purposes. This building would only be for personal use.

Member Lewis praised the applicant for visiting the neighbors and went on to say that Mr. Pepin had done a very nice job with the application process.

Chairman Waalkes asked for a motion to move into Public Hearing.  
**A Motion was made by Member Lewis and supported by Member Hammond.**  
**The Motion carried unanimously.**

Chairman Waalkes asked if anyone wished to address the Planning Commission on this matter. There was no one present from the public with questions or comments.

Chairman Waalkes asked for a Motion to exit Public Hearing.  
**A Motion was made by Member Sperla and supported by Member McCarthy.**  
**The Motion carried unanimously.**

Chairman Waalkes opened the meeting for discussion or a motion by the Commission.

**Member Lewis made a Motion to approve the applicants request for a Special Use Permit to construct a new accessory building larger than 832 square feet. Member Williams supported the Motion. Motion was approved unanimously.**

**ARTICLE 7: Case #10-3009 Cascade Hospital for Animals/Dr. Siegel**

**Property Address:** 6730 Cascade Road

**Requested Action:** Site Plan Review for a 1,200 square foot addition to the existing building.

Planning Director Peterson said that this is an addition of a little more than 8.5% of the building. It's not a large addition, but it does trigger this review. The addition will be 1,200 square feet. This is in our Village Business District so there are more strict controls. The biggest item is the stormwater perspective. This will increase a little bit of stormwater and the site has been designed to meet our current standards.

Peterson recommended that a sidewalk be installed from Cascade Rd to the building if the DDA does bring a sidewalk down Cascade Rd. If the walk is not built in five years they would not have to do this. Staff is recommending site plan approval as they have submitted their materials.

The Chairman asked if anyone had any questions. Member Sperla asked if the elevation would even permit a sidewalk along the roadway. The Planner believes that it can be fit in against the curb.

Member Lewis asked if any of the construction would jeopardize the large trees in the front. Planner Peterson replied that the large trees would remain, but the smaller tree toward the front would be removed.

Chairman Waalkes asked the applicant to come forward for his comments. The applicant is Dr. Siegel. He stated that about a year ago the engineering firm, FTCH had talked to him about the sidewalk that DDA would like to put in. He had several discussions with them. He has hired Bartlett Tree Company to treat the trees and has paid quite a bit for their care. Bartlett Tree Company is concerned that if he is required to build a retaining wall to accommodate a sidewalk, that one tree would die. Dr. Siegel does not want to lose the tree. In order for the sidewalk to be put in Dr. Siegel has to give an easement to the Township. He has reservations about going along with the sidewalk from the standpoint of trying to preserve the tree. In principle, he does not have a problem with it. He is also considering putting in a new sign. If a sidewalk goes in along the road it would be very close to the new sign. The sign could be damaged if kids riding bikes are not careful. Member Lewis asked about a sign on the front of the building. Dr. Siegel answered that he does not currently have any signage on the building. He will be doing that, but also wants a sign out by the road. Chairman Waalkes questioned, when you're talking about the sidewalk, are you talking about the sidewalk along Cascade Road or a potential of a sidewalk along your driveway? Dr. Siegel said that he is talking about a sidewalk along the road. The Engineers had worked with Bartlett and they felt that they can position a sidewalk without damaging the trees. Adding a sidewalk along the driveway and a retaining wall may damage the tree. Dr. Siegel wanted everyone to know that he has mixed feelings about the sidewalk issue.

He would like further discussions, if approved, as the Planner has recommended. He is willing to work with the Township.

Member Sperla asked Dr. Siegel how much pedestrian traffic he has coming into his place of business. Dr. Siegel said zero. The only pedestrian traffic he has is people from the apartment complex walking through his front yard.

Member Williams commented that since it is not a busy parking lot, if someone needed to get to the building why couldn't the driveway just be their access. Why would we need a separate sidewalk? Dr. Siegel said that if the business always stays a Veterinary Clinic/Hospital he does not see the sidewalk being used. People bringing animals usually do not walk. Very few of his clients are within walking distance.

Chairman Waalkes commented that it appears that there is room for a sidewalk and that there should be a way to have it installed without damaging any trees.

Member McCarthy asked what kind of trees are there. Dr. Siegel replied that they are Bur Oak trees.

With no additional questions of the applicant, Chairman Waalkes reviewed the request and the Planners recommendation.

**Member Sperla moved that they approve the applicants' request, subject to the two conditions listed by the Planner. Support by Member Lewis. Motion carried unanimously.**

**ARTICLE 8: Any other business**

There will be a meeting next week with three cases.

**ARTICLE 9: Adjournment**

Chairman Waalkes requested a motion for adjournment.

**Motion was made by Member Sperla and supported by Member Hammond to adjourn. Motion carried unanimously and the meeting was adjourned at 8:40 p.m.**

Respectfully submitted,

Al Pennington, Secretary

Carol M. Meyer, Planning Administrative Assistant