

MINUTES

Cascade Charter Township
Planning Commission
Monday, October 7, 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.

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

ARTICLE 4. Approve the Minutes of the September 9, 2019 meeting.

Motion was made by Member Johnson to approve the minutes of September 9, 2019 as written. Supported by Member Katsma. Motion carried 9 to 0.

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

No visitors came forward.

ARTICLE 6. Case #19-3519 Golden Valley

Property Address: 5800 Thornapple River Dr.

Requested Action: The Applicant is requesting a Final Preliminary Plan approval. The development would allow for a new subdivision for 12 single family detached homes.

Director Peterson stated the Applicant has received all of their other permits, and the only thing that is changed since the last time this project was on the Agenda is that the Health Department is only signing off on Phase 1, which is the Western 12 lots. This will be proceeding as two separate projects, so only the 12 lots of Phase 1 would be reviewed tonight. There is a detention pond in the project that will be a part of Phase 1. Director Peterson stated that the layouts, lots, and all of the other details are still the same as when this was last in front of the Planning Commission for their Tentative Approval. Director Peterson stated that the Applicant was asked for and has provided a copy of the deed restrictions, an airport recognition statement, an agreement to participate in a sewer/water special assessment, their block grading plan, and detail on pathway construction. Director Peterson stated that there will be a pedestrian pathway

connection between the two phases, and that it will be put in before the first home in Phase 2 is constructed. Director Peterson stated this is a by right plan (the Applicant is not asking for any exceptions), and the lots are larger since there is no common open space.

Member Noordyke asked Director Peterson if the retention pond that is part of Phase 1 (but on land where Phase 2 is proposed) can be removed if Phase 2 is not completed, and those lots were sold as a single lot. Director Peterson stated that no, the retention pond cannot be removed as it will be part of the Phase 1 development.

Chairman Sperla invited the applicant to come forward with comments.

Mr. Don DeGroot (Excel Engineering) came forward and stated that Dan Kamphuis (Applicant) is here to answer questions as well. Mr. DeGroot stated that there will be a permanent easement established to protect the infrastructure (storm sewer and retention pond) that is outside of the Phase 1 lot area. This way, the condominium association will have rights to that property if Mr. Kamphuis decided not to develop Phase 2 and instead sell the property.

Chairman Sperla asked Mr. DeGroot if the retention pond would be completed before any aspect of Phase 2 is started, Mr. DeGroot replied that yes, it would be completed since there is drainage from Phase 1 that is directed to that pond. The pond is designed to accept drainage from both Phase 1 and 2; should Phase 2 not be completed for any reason, the pond will still be used for Phase 1.

Motion was made by Member Pennington to forward a positive recommendation of the Final Preliminary Plan to the Township Board with the conditions that the pathway be constructed prior to the first home in Phase 2 being occupied, and an easement is applied for and recorded for the retention pond. Supported by Member Noordyke. Motion carried 9 to 0.

ARTICLE 7. Any other business

Director Peterson asked Members if moving the Planning Commission meeting time to 5:30 pm (instead of 7pm) is something they would be interested in doing if he were to put it on an agenda for discussion. Chairman Sperla stated that he would be in favor of putting the change of time on a future agenda, many Members stated that they would not like the time to change.

Chairman Sperla stated to Director Peterson that since many Members were opposed to the possible meeting time changing, he did not believe the matter needed to be put on an agenda for further discussion. Planning Commission meetings will still be held at 7pm.

Director Peterson reminded Members and Chairman Sperla that the Joint Meeting will be held on the 21st of October with the DDA, Zoning Board, and Township Board.

ARTICLE 8. Adjournment

**Motion was made by Member Lewis to adjourn. Supported by Member Katsma.
Motion carried 9 to 0. The meeting was adjourned at 7:20 p.m.**

Respectfully submitted,
Phil Johnson, Secretary