

MINUTES

Cascade Charter Township Planning Commission
Monday, November 12, 2007
7:00 p.m.

ARTICLE 1. Chairman McDonald called the meeting to order at 7:00 p.m.
Members Present: Koessel, Lewis, Logue, McDonald, Richards,
Robinson, Waalkes, MacAllister
Members Absent: Postma (excused)
Others Present: Planning Director Peterson, Recording Secretary
Hern, and Members of the Public.

ARTICLE 2. Chairman McDonald led the Pledge of Allegiance to the Flag.

ARTICLE 3. Chairman McDonald requested motion for approval of the
November 12th Agenda.

Member Lewis motioned for approval of the agenda as presented, supported by Member MacAllister. All in favor with none opposed, the motion carried.

ARTICLE 4. **Approve the Minutes of the October 15, 2007.**

Chairman McDonald opened the meeting for revisions, corrections or a motion for approval of the October 15th minutes.

Member Lewis motioned for approval of the October 15, 2007 minutes as presented, supported by Member Richards. All in favor with none opposed: October 15, 2007 Planning Commission Meeting Minutes were approved as submitted.

ARTICLE 5. **Case # 07-2907: Steven Whitbeck**
Address of Property: 7750 Sandy Hollow Drive SE
(PUBLIC HEARING)

Requested Action: The Applicant is requesting a Special Use Permit for an accessory building larger than 832-square feet.

Planning Director Peterson noted the property is located on the south side of Sandy Hollow at the east end of the road.

The building is approximately a little over 1,500-sf. thus requiring a Special Use Permit and he referred to the Site Plan. The building is proposed to be located in the southeastern corner of the lot.

The minimum required setbacks are 40-feet on the side and 40-feet on the rear of the lot. The setbacks for this building are proposed at 48-feet on the side. The plan indicates a 25-foot setback in the rear. The Zoning Board of Appeals (ZBA) approved the rear

setback at 30-feet. The building has a proposed height of approximately 15-feet to the midpoint. The ZBA granted the Variance due to the large hill on the rear of the property that the Applicant is building the garage into.

The Applicant has indicated that this building will be used for personal storage, primarily for their boat that is now being kept outside.

The Applicant is proposing the building's exterior match the house and will utilize vinyl siding along with decorative stonework.

The building is of similar size of other buildings approved with lots about the same size as this one. There are not a lot of accessory buildings in this particular neighborhood but there are others in the general area.

The property is heavily wooded on the south side and has the severe slope.

Staff recommends approval of the accessory building with the conditions:

- 1) The building not be used in conjunction with any business
- 2) Any outdoor lighting be downcast or shielded.
- 3) Compliance with the ZBA decision.

Chairman McDonald opened the meeting for any questions of Staff, there were none.

Chairman McDonald invited the Applicant to provide any additional comments to Staff's report.

Applicant Steven Whitbeck of 7750 Sandy Hollow Drive SE said he did not have anything to add to Staff's report.

Chairman McDonald asked the Applicant if he is satisfied with the 30-foot setback the ZBA requires and Applicant Whitbeck said he would have liked the 25-foot setback better but will comply with the requirement of 30-feet. He noted that if he could have received the 25-foot setback, that would move the building further into the hill and less visible to the neighbors.

One of the neighbors, Mr. Olman, complained at the ZBA Meeting that he would be able to see the building coming in and out of his drive. Applicant Whitbeck noted he has photos of his property that show pieces of blue board with the proposed building locations and the views from various angles.

He is okay with what the ZBA approved and will work with the 30-foot rear setback.

Applicant Whitbeck intends to build a garage that is 42-feet long, his boat is 40-feet long, and the roof will match the rooflines of his house. The interior of the building will have a dividing wall and the tallest part of the building will be on the side of the property next to his house so he is viewing the taller wall. One wall will be 14-feet tall and the short wall will be 11-feet tall. The divider wall will run 15-feet back from the west wall and the peak centered above the dividing wall and trying to make the garage look similar to his house.

He is trying to build the garage into the woods as much as possible and will be adding additional evergreens to help obstruct the view from the neighbors.

The garage is intended for his boat and will allow him to work on his boat.

Applicant Whitbeck bought the property three (3) years ago and the yard has always been a challenge as much of the ground was clay and only weeds would grow. He has since beautified the property and now wants to get the boat out of view and clean up the area to the left of his driveway.

He currently has the finances to build the accessory building and hopes to have the money to straighten his driveway by next spring. He intends to take part of the "S" out of the current driveway since the boat cannot go around the curves and he is driving on his new yard. His plan is to straighten the first turn into his property that is approximately 75-feet from the road and make the approach straighter. The driveway will be done in concrete.

Chairman McDonald summarized that the ZBA approved the 30-foot rear setback, the Applicant is comfortable with the setback, Staff recommends approval of the project and Chairman McDonald asked if the Planning Commission had any questions of the Applicant.

Member Logue asked if the neighbor who expressed concern about viewing the building, what side of the garage would he be seeing? Applicant Whitbeck said Mr. Olman would not see the garage from his property he would be able to see the building as he drove by and looked down into the property. Planning Director Peterson noted the view from the road to the Commission along with other neighbors who would view the building. Applicant Whitbeck noted his house is approximately 200-feet from the road and Mr.

Olman was unhappy that he would be able to view the building when he drove by to get to his property.

Member MacAllister requested to see the photos the Applicant has brought. Applicant Whitbeck showed the Planning Commission the photos noting the different wall heights and setbacks.

Member MacAllister motioned to open the Public Hearing, supported by Member Waalkes. All in favor with none opposed, the Public Hearing was opened.

Tom Courtingly of 7780 Sandy Hollow Drive SE said he has no opposition to the Applicant's project. The Whitbecks have been good neighbors and have only improved their property. He believes they will construct an attractive well-built building and he and his wife support the project.

Chairman McDonald asked Staff if any phone calls or letters were received at the Township Offices. Planning Director Peterson said none were received.

Member Lewis motioned to close the Public Hearing, supported by Member Koessel. All in favor with none opposed, the Public Hearing was closed.

Chairman McDonald opened the meeting for discussion of the Planning Commission.

Member Lewis said he also reviewed the project as a member of the ZBA. He noted a compromise has been made and there were Public Members present at the ZBA Meeting that were not pleased with the project. The ZBA has taken into consideration everything that has been discussed and is comfortable with the ZBA's conclusions. Tonight the Planning Commission is to review the Site Plan and meets the Township's requirements with the exception of the Variance that was granted. Member Lewis supports the project.

Member Lewis motioned that the request for a Special Use Permit for an accessory building larger than 832-sq. ft. at 7750 Sandy Hollow Drive SE be approved with the conditions:

- 1) The building not be used in conjunction with a business**
- 2) Any outdoor lighting be downcast or shielded.**
- 3) Compliance with the ZBA decision.**

Member Robinson supported the motion with the conditions.

All in favor with none opposed, motion carried.

ARTICLE 6.

Case # 07-2869: Anderson Woods, Phase II and III

Address of Property: 5375 Buttrick SE

Requested Action: A recommendation to the Township Board for approval of the changes with the P.U.D. amendment.

Planning Director Peterson said that at the October 15th Meeting, the Planning Commission awarded preliminary approval of the P.U.D. amendments to include a community swimming pool and make minor grading changes and to include a boulevard entrance.

Staff recommends forwarding a positive recommendation to the Township Board for approval of the changes with the P.U.D. amendment.

Member Waalkes noted the term “community swimming pool” and clarified that the pool is strictly for the use of the Anderson Woods residents and Planning Director Peterson said that is correct. Planning Director Peterson also said that the language is also in the DEQ Permit the pool is only for the development.

Member Koessel motioned for a favorable recommendation to the Township Board for approval of the changes to the Anderson Woods, Phase II and III P.U.D. amendment. Member Robinson supported the motion.

All in favor with none opposed, motion carried.

ARTICLE 7.

Any Other Business

Chairman McDonald welcomed the new Township Manager, Bill Cousins and invited him to address the Planning Commission.

Township Manager Cousins thanked the Planning Commission for their work and is looking forward to assisting them in the future.

Chairman McDonald thanked Township Manager Cousins for attending tonight’s meeting and opened the meeting for any other business.

Planning Director Peterson noted the Township Board has approved the Planning Commission’s recommendation in contracting Williams & Works to work on the Master Plan. Staff will begin working with Williams & Works soon.

Chairman McDonald asked what Staff would expect of the Planning Commission during the process and Planning Director Peterson said there would be formal presentations to the Planning Commission as the Township goes through the process.

Member Koessel noted that at the Township Board Meeting, the Township Supervisor complimented the Planning Commission for using good judgment in approving requests for projects such as Reibel Development. Discussion was held regarding the review of the number of buildings on a three (3) acre parcel. The Township Board agreed this area should be reviewed in the Master Plan.

Member MacAllister asked how the traffic study at Waterfall Shoppes is progressing and Planning Director Peterson said he is trying to hold a meeting with M-DOT.

ARTICLE 8.

Adjournment

Chairman McDonald requested a motion for adjournment.

Member MacAllister supported by Member Waalkes moved to adjourn. The motion carried and the meeting was adjourned at 7:44 p.m.

Respectfully submitted,

Jack Lewis, Secretary

Lisa Hern, Recording Secretary