

MINUTES

Cascade Charter Township Planning Commission

Monday, September 13, 2010

7:00 P.M.

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

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

ARTICLE 3. Approve the Agenda for the September 13, 2010 Planning Commission Meeting.
Chairman Waalkes requested a motion for the approval of the September 13, 2010 Agenda.

Motion was made by Member Sperla and supported by Member Hammond to approve the Agenda as presented. Motion carried unanimously.

ARTICLE 4. Approve the Minutes of the August 9, 2010 Meeting.
Chairman Waalkes asked if there were any corrections to the August 9, 2010 Minutes and requested a motion for approval.

Motion was made by Member Sperla and supported by Member Williams to approve the August 9, 2010 Minutes as submitted. Motion carried unanimously.

**ARTICLE 5. Case #10-3001 David & Lynne Ike
(PUBLIC HEARING)**

Property Address: 4390 Whitneyville Ave.

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

Planning Director Peterson reviewed the location of the property address. Director Peterson also reviewed the request being made by the applicant, noting that the request is for 1,200 sq ft. The applicant will be replacing what is currently there. It measures 14 ½ feet to the midpoint, which would require 40 foot setbacks. At this point they don't intend to have any lights but if they do put in lights, they would have to meet our lighting standards. They are a little under 4 acres in total size so they could have as many as two accessory buildings.

The size the building is pretty normal to what we have seen. I don't consider it to be a large building, especially given the characteristics of the area and size of the property. It is larger than the home which is a two story home. However, the house is essentially non-compliant in the R1 zoning district for a two story home. We require a minimum of 1,600 sq feet, so it's actually the home that is a little bit smaller than normal.

There were no neighbors present at the meeting in regards to the request. Planning Director Peterson recommended approval of the Special Use Permit.

Chairman Waalkes asked Members if there were any questions. There were no questions.

Todd Needham of Matrix Construction and the applicants' builder stated that there is to be a light. He will comply with the Township standards.

Chairman Waalkes asked if there were any questions for the applicant. There were no questions.

Motion was made by Member McCarthy and supported by Member Hammond to open the Public Hearing. Motion carried unanimously. Public Hearing was opened.

No one except the applicant was present for the Public Hearing. Planning Director Peterson had not received any other comments other than what was in the packets.

Motion was made by Member Logue and supported by Member McCarthy to close the Public Hearing. Motion carried unanimously.

Motion was made by Member Sperla and supported by Member Logue to approve the applicants request for a Special Use Permit.

Chairman Waalkes requested clarification from Staff on the lighting if it were conditional. Member Logue stated it should be consistent with the Township regulations and that the applicant should confer with the Planning Director to make sure they are in compliance with whatever they propose. Member Sperla amended the motion. Additional comments were made by Member McCarthy thanking the applicants for their thoroughness in going to their neighbors and getting their written comments.

Motion carried unanimously.

ARTICLE 6. Proposed Capital Improvement Plan

Planning Director Peterson explained that it is a Resolution that he's asking for. It goes to the Township Board from here. It is a budgeting tool that we have. It is intended to capture the large, more permanent items that are out there. It helps us plan for and try to prevent those large spikes of expenses in certain years. It has been an effective tool. This goes through the Planning Commission to make sure it jives with our Master Plan goals and objectives. The biggest ticket items are in the Fire Dept. and Buildings & Grounds. The schedule can change and it may or may not happen.

Items discussed were:

- The sewer and water project on Kraft & 60th.
- McGraw Park improvements
- Hall Street
- The roundabout at Cascade and 28th St
- Cascade Township Park
- The 28th Street Sidewalk project

Motion by Member Sperla and supported by Member Hammond to adopt the Resolution recommended on the terms outlined in the written Resolution, with the understanding that the Proposed Capital Improvement Plan is a moving target and that some dates and projects may be moved around a bit as discussed. Motion carried unanimously by a roll call vote.

ARTICLE 7. Any other business.

Items discussed were: B1 with the Sign Ordinance
Expressway Service District
Farm Market in the Village idea
Airport deicing

ARTICLE 8. Adjournment

Chairman Waalkes requested a motion for adjournment.

Motion was made by Member Williams and supported by Member McCarthy to adjourn. Motion carried unanimously.

Meeting adjourned at 8:00 p.m.

Respectfully submitted,

Al Pennington, Secretary
Carol M. Meyer, Planning Administrative Assistant