

**MINUTES**

Cascade Charter Township  
Planning Commission  
Monday, June 17, 2019

7:00 P.M.

**ARTICLE 1.** Chairman Sperla called the meeting to order at 7:00 P.M.  
Members Present: Johnson, Krieter, Lewis, Noordyke, Pennington, Rissi, Moxley, Katsma 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 Pennington to approve the Agenda. Supported by Member Katsma. Motion carried 9 to 0.**

**ARTICLE 4. Approve the Minutes of the June 3, 2019 meeting.**

**Motion was made by Member Lewis to approve the minutes of June 3, 2019. Supported by Member Johnson. 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 # 19-3529 Jack Hulst  
**Public Hearing**  
**Property Address: 3717 Cherry Lane****

**Requested Action:** The Applicant is requesting a Special Use Permit to construct an accessory building over 832 sq ft.

Director Peterson stated that the Applicant is requesting to build a 32x50 ft building totaling 1,600 sq ft, and 17 ft tall to the midpoint. This would require a minimum 40 ft setback to the side and rear, which the site plan does meet. The property is more than six acres, so there could be as many as three accessory buildings, this would be the first. Director Peterson stated that he would describe this building as typical in size and appearance for the area. It will have metal siding, and a metal roof. Director Peterson stated that one neighbor that could not make it to the meeting called to state his support of the accessory building.

Director Peterson recommends approval of the plan under the normal conditions that it not be used for living space, to run a business out of, and that any lighting installed meet the Township requirements.

Chairman Sperla invited the applicant to come forward with any comment.

Jack Hulst came forward to state that he had no additional comment.

**Motion was made by Member Rissi to open public hearing. Supported by Member Pennington. Motion carried 9 to 0.**

No members of the public came forward with any comments on this matter.

**Motion was made by Member Rissi to close public hearing. Supported by Member Noordyke. Motion carried 9 to 0.**

**Motion was made by Member Rissi to approve the Special Use Permit to construct an accessory building over 832 sq ft with the conditions stated by Director Peterson above. Supported by Member Lewis. Motion carried 9 to 0.**

**ARTICLE 7.**

**Case # 19-3530 Chad Howard**

**Public Hearing**

**Property Address: 8125 45<sup>th</sup> Street**

**Requested Action:** The Applicant is requesting a Special Use Permit to construct an accessory building over 832 sq ft.

Director Peterson stated that the Applicant is requesting to build a 30x40 ft building, totaling 1,200 sq ft, and 12 ½ ft tall to the midpoint. This would require a minimum 10 ft setback to the side, and 25 ft setback to the rear. Director Peterson points out on the applicants plan that they are plenty far enough from the rear setback line, and right at the minimum 10 ft side setback line. The property is less than 3 acres, therefore allowed one accessory building. Director Peterson states that there is a small shed on the property in the location that the proposed accessory building will be built. That will be removed before the new building is built. Director Peterson stated that he did receive one call from a neighbor who was concerned about the placement of the building and how it would affect her view. Director Peterson then stated that once he explained in more detail to the neighbor where the building would be, she seemed satisfied with the placement. Director Peterson stated that the size of the building and the materials used to construct it are considered to be normal for that area.

Director Peterson recommends approval of the plan under the normal conditions that it not be used for living space, to run a business out of, and that any lighting installed meet the Township requirements.

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

Mr. Howard did not come forward.

**Motion was made by Member Rissi to open public hearing. Supported by Member Katsma. Motion carried 9 to 0.**

Ms. Jean Buist (8239 45<sup>th</sup> St. SE) came forward to state that she lives two doors away from the applicant, and would like to know what the intended use of the building is, and questioned if the applicant intended on having any animals (pigs, chickens, goats, etc.) on the property.

Mr. Howard came forward to state that he has no intent on having any farm animals on his property, and that the building will be used for general storage of yard/garden equipment and recreational equipment.

**Motion was made by Member Rissi to close public hearing. Supported by Member Krieter. Motion carried 9 to 0.**

**Motion was made by Member Krieter to approve the Special Use Permit to construct an accessory building over 832 sq ft with the conditions stated by Director Peterson above. Supported by Member Rissi. Motion carried 9 to 0.**

**ARTICLE 8. Case # 19-3533 Jennifer Santelli, Chick-fil-A**

**Property Address: 5528 28<sup>th</sup> St SE**

**Requested Action:** The Applicant is requesting a Basic Plan Review for an amendment to the PUD to accommodate Chick-fil-A.

Director Peterson stated that this amendment to the PUD is part of an existing PUD of the Meijer property that was rezoned in the early 2000's to accommodate their redevelopment. Chick-fil-A would be using the location of the old Macaroni Grill that has been vacant for an extended period of time. Director Peterson stated that restaurant to restaurant conversion would not typically involve that Planning Commission, however they do intend to tear the existing building down and add a drive thru.

Director Peterson stated that there are three changes that precipitated the amendment process. First, the shown lighting plan has lights proposed to be well above the Township limit. Second, the drive thru service requires a Special Use Permit as the previous restaurant site (a sit-down restaurant) did not have a permit for drive through service. Third, the sign ordinance has changed since the original Meijer PUD was done, so the Applicant is requesting to be able to follow the current sign ordinance which will allow them to have multiple signs as long as they stay under the allowed size limit.

Director Peterson reminded the Board that this is an introduction meeting, and that the Public Hearing will be held on July 1<sup>st</sup>. If there are any questions or requests of the Applicant, this would be a good time to address those. Director Peterson believes the Packet the Applicant has put together is very complete.

Chairman Sperla asked Director Peterson about the flow of traffic going through the drive through, and where it is predicted to come from (directly off 28<sup>th</sup> St. or side road). Director Peterson responds that once someone enters the Meijer property and pulls

onto the service drive, the drive furthest to the west would be most likely where patrons will enter the que to the drive through. The que stacking area (for drive through service) is on the Chick-fil-A site, so problems with a traffic back-up should not flow onto public roads. Member Noordyke asked if there will be any new curb cuts, Director Peterson replied that there will be one new curb cut near the Meijer gas station.

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

Ms. Cheryl Scales came forward representing the Applicant, and stated that the Applicant will be present for the Public Hearing.

Chairman Sperla stated that Ms. Scales is the wife of one of his Partners, and although he does not anticipate it causing any conflicts, he wanted full disclosure.

Member Krieter asked Ms. Scales about car volume projections based off of the Chick-fil-A located in Kentwood. Ms. Scales stated that there have been queuing and parking studies done since they have been open, and that she would submit those into the packet for the Public Hearing for Members to view. Member Krieter stated that she was interested in traffic volume on the private drive, Ms. Scales offered to include an ITE traffic letter in the upcoming packet.

Member Pennington asked why there is not a bypass lane should patrons want to exit the drive through lane. Ms. Scales stated there is a small pull off lane that will be able to be used if necessary, and that the pull off lane will be primarily used for patrons waiting for orders. Ms. Scales states that this location will have more stacking room than the Kentwood location has, and that at peak times there are typically 20-25 vehicles waiting in the stacking area, with an average wait time of around 5 minutes at that volume. There will also be employees outside with iPads to take orders and payment to lessen wait times at the window.

Member Noordyke asked Ms. Scales about the business structure of Chick-fil-A. Ms. Scales stated that Chick-fil-A owns the building of each restaurant, and that people apply to be a franchisee. When approved, the franchisee will have one store, with the manager (franchise owner) expected to be there on a full-time basis after a months-long training process, and participating in the store opening process.

There were no additional comments or questions at this time.

**ARTICLE 9. Any other business**

**ARTICLE 10. Adjournment**

**Motion was made by Member Johnson to adjourn. Supported by Member Rissi. Motion carried 9 to 0. The meeting was adjourned at 7:25 p.m.**

Respectfully submitted,  
Phil Johnson, Secretary