

MINUTES

Cascade Charter Township
Planning Commission
Monday, August 12, 2019
7:00 P.M.

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

ARTICLE 4. Approve the Minutes of the July 15, 2019 meeting.

Motion was made by Member Lewis to approve the revised minutes of July 15, 2019. Supported by Member Johnson. Motion carried 7 to 0.

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

No visitors came forward.

**ARTICLE 6. Case #18-3450 Dykema LP
Public Hearing**

Property Address: 4862 and 4870 Buttrick Ave SE

Requested Action: The Applicant is requesting to rezone approximately 17 acres to PUD to allow for 13 single family home sites.

Director Peterson stated the Applicant originally requested to develop seven of the lots as a PUD, and six of the lots as land divisions. Director Peterson stated that the Township suggested they develop this as one project, using the Applicants first plan as a test plan to show how many units they can develop while meeting all required rules and regulations. PUD rezoning is needed for two lots that back up to the railroad where the stormwater detention system is. As a result of the stormwater system being located near those lots and being in the common area of the development, the said lots do not meet the minimum lot size requirement. Director Peterson stated that this property is currently zoned R1 Residential, and it is Master Planned under the Suburban Residential

category. This will be an open space type development, with a minimum lot size being 40,000 sq ft. The lots will range in size from 35,000 sq ft. (these being the two that do not meet the minimum lot size requirement) to 50,000 sq ft.

Director Peterson stated that this area will be serviced by well and septic, and the Health Department has already given their approval. There will be a new curb cut for a private street off of Buttrick; none of the parcels will have access to Buttrick or 48th St. individually. That location and road has been approved by the Township Engineer, as well as the Kent County Road Commission. There will be no sidewalks or streetlights planned for this subdivision, Director Peterson suggests not requiring either based on the location in the Township. Minimum home size for the Township is 1,300 sq ft for a one story, 1,600 sq ft for a two story; Director Peterson states the Applicant has not indicated minimum home size for their development yet.

Traffic count information was provided; Director Peterson stated that the addition of 13 single family homes in this area is projected to add 130 trips per day to Buttrick and 48th St., both of which have a capacity of 10,000 trips per day.

With the exception of the two lots that are under the minimum lot size requirement, Director Peterson states that the plan meets all of the Township subdivision regulations, and recommends approval.

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

Mr. Mike Berg from Dykema Excavators came forward to state that he will be happy to answer any questions.

Motion was made by Member Rissi to open public hearing. Supported by Member Krieter. Motion carried 7 to 0.

Ms. Marie Wilson (4939 Whitneyville Ave SE) came forward to express her concern that there is very little green space planned between her property and the planned development. Another concern from Ms. Wilson is the number of subdivisions being developed in this area at this time.

Mr. Andy Marsman (4849 Whitneyville Ave SE) came forward and stated that this area is zoned R1, and stated that people like himself that enjoy having open/wooded space near their homes have moved here for a reason. He does not agree with the zoning being changed to allow for more homes to be built in this R1 area.

Ms. Margaret Smith (4855 Whitney Pines Dr SE) came forward to express her concerns about traffic safety. Ms. Smith states that even though the speed limit is posted 35mph, vehicles regularly exceed that speed and do not slow down near the Private Road sign. Ms. Smith is also concerned for the safety of children boarding and exiting school buses on 48th St.

Mr. Bill Boike (4790 Buttrick Ave SE) came forward to express his concern about rezoning to accommodate home builders, and states that he would also like to see the current green/open spaces near the proposed site stay intact.

Motion was made by Member Rissi to close public hearing. Supported by Member Krieter. Motion carried 7 to 0.

Chairman Sperla defined what a PUD is, and gave examples for those present who may not be familiar with why PUDs are requested.

Member Rissi asked the Applicant if lots 7, 8, and 9 will be completely cleared, or what the intent with those lots will be. Mr. Berg stated that it is their intent to leave a (tree/green) buffer at the rear of those lots, as it will be easier for them to sell without having potential buyers looking at the rear of other nearby homes. Mr. Berg stated that they do not intend to do any more clearing than what it takes to build a structure on the property. The SW corner near the railroad will get clear-cut and cleared in order to construct the storm water detention basin required by the Township.

Motion was made by Member Pennington to approve the plan as presented. Supported by Member Moxley. Motion carried 7 to 0.

ARTICLE 7.

Case #19-3538 Scott Geerlings

Property Address: 5784 Kraft Ave SE

Requested Action: The Applicant is requesting a Site Plan Review for a new 65,000 sq ft tire distribution warehouse.

Director Peterson stated that will be an industrial building on the east side of Kraft Ave, across from the Lacks buildings. This project involves a couple pieces of property, and will not be built directly on Kraft Ave. The Applicant will be installing a small, private street to open their properties to future development. Director Peterson stated that the Applicant will need to get State of Michigan and City of Grand Rapids approval for the sewer and water extension. Director Peterson stated that the Applicant has recorded easement agreements already, as their private road will come in on property with a different owner. The private road location and name has been approved by the Kent County Road Commission These agreements were needed for utilities, and storm water detention as well. Director Peterson stated that if the parking category "Other Industrial Uses" is used for this plan, they will meet parking lot requirements based on the number of employees.

Director Peterson noted that there will not be a sign/signage for this development on Kraft Ave. Director Peterson stated that a revised photometric plan is needed, as there are a couple of locations on that plan that are over the five-foot candles permitted. The Township Fire Department has reviewed the plan, and gave comment on one private fire hydrant that will need to be accommodated, the Airport has been made aware of the plan, and returned no comment.

Director Peterson recommends approval of the site plan with the following conditions:

1. A revised photometric plan be provided
2. A storm water maintenance plan be provided
3. Provide approval from the neighboring property for private road access
4. Provide documents for the provide road compliance
5. Comply with the Township Engineers letter, following through with items for public sewer and water

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

Mr. Jack Barr (from Nederveld) came forward representing the Applicant. Mr. Barr stated that there will be a projected 20 employees, so the 30 parking spots in the current site plan will cover what they need, even with growth. This is a distribution warehouse, so there will not be customers visiting. Mr. Barr accepted staff comments.

Motion was made by Member Pennington to approve Applicants request to approve the Site Plan for this case, with the conditions stated by Director Peterson above. Supported by Member Moxley. Motion carried 7 to 0.

ARTICLE 8.

Case #19-3542 Steve Plakmeyer

Property Address: 1611 Gailbraith Ave SE

Requested Action: The Applicant is requesting a Basic Plan Review to amend the P.U.D. to allow for an expansion of the pool equipment building and build an additional building to accommodate the restaurant/bar at the Swim Center building.

Director Peterson stated there were recent approvals for this property/Swim Center, these are additional requests being made for the same property by the Applicant. There will be a public hearing for this case August 19th. Director Peterson sated that they would like to add a building to the rear/west of the current Swim Center, and add on to a current building.

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

Ms. Kelly Kuiper (from Nederveld) came forward representing the Applicant. Ms. Kuiper showed images of the current building footprint, and new building footprint, adding that the new building will be smaller by 118 sq ft. Ms. Kuiper explained that after further examining plans, the architect on the project suggested moving the projected kitchen facility that will serve beverages and food away from the entrance to the kiddie pool. The kitchen spaced is proposed to be moved to the rear of the site, near an existing mechanical building. It would be 635 sq ft, and attached to the mechanical building by a roof structure with an overhang for outdoor seating.

Chairman Sperla asked if the liquor license would still be valid, or would need to be reapplied for. Ms. Kuiper said that she was not certain, but if it did not transfer the Applicant would still go forward with moving the kitchen facility as it does serve food to pool members.

No action on this case is needed to be made at this time.

ARTICE 9. Any other business

Discussion was held by Members on the format of Meetings, and the allowance of public comment before or after agenda items.

ARTICLE 10. Adjournment

Motion was made by Member Rissi to adjourn. Supported by Member Pennington. Motion carried 7 to 0. The meeting was adjourned at 7:50 p.m.

Respectfully submitted,
Phil Johnson, Secretary