

MINUTES

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

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

ARTICLE 4. Approve the Minutes of the December 17, 2018 Meeting.

Motion was made by Member Johnson to approve the Minutes. Supported by Member Rissi. Motion carried 9 to 0.

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

None.

ARTICLE 6. Case #18-3509 Cascade Paper Convertor

Property Address: 4935 Starr St.

Requested Action: The applicant is requesting a site plan approval for a 3,200 sq foot addition.

Director Peterson stated the proposed addition will be for warehouse use, and will need a setback variance approved by the Zoning Board of Appeals the following day. He then stated the ZBA could also eliminate the need for a variance. Peterson said that the project has been reviewed by the Township engineer, and they will be adding impervious area. The stormwater facilities in back of the building have been sized big enough to accommodate this addition; there is no need for improvement at this time. Peterson stated he would, however, like to get an updated stormwater agreement, as the previous improvements were done before stormwater agreements started being recorded.

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

1. Get updated stormwater maintenance agreement.
2. Compliance with the township engineer letter.
3. Approval of requested variance.

Member Moxley questioned an engineer report that stated a 12" in diameter stormwater pipe was going to be restricted down further to a 4" in diameter stormwater pipe. Director Peterson stated that was on a previously approved plan, and is now being executed.

Chairman Sperla invited the applicant to come forward with comments.

Mr. Natalie added that there is a letter on file to maintain the storm drainage area. He stated that they annually re rock the basin and clear out any debris restricting flow, and have been doing this since the first addition to the building in 1999.

Member Sperla states an added interest in an updated maintenance agreement is this addition/change is under the new Storm Water ordinance that was adopted in 2005. Applicant agrees a new agreement would be more formal.

Member Noordyke then asks applicant to state name and role. Applicant Natalie states his name (Tom Natalie), and that he has owned the property under the name Rogue LLC since 1997.

Applicant stated current setback is almost 22ft, and would like to keep it as is instead of the 25ft setback that is required.

Motion was made by Member Pennington to approve site plan with the conditions proposed by staff for the 3,200 sq foot addition. Supported by member Krieter. Motion carried 9-0.

ARTICLE 7. 2018 Annual Report

Director Peterson highlights a couple of points; total number of cases was up by 1, and building permits for single family homes has significantly dropped over the past few years.

ARTICLE 8. Rules of Conduct

Chairman Sperla reiterates the importance of following our rules of communication with applicants, especially being a person who may rule on case. Director Peterson also reminded them that all communication regarding our cases needs to happen in a public forum.

ARTICLE 9. Planning Principles

Chairman Sperla and Peterson quickly review principles.

ARTICLE 10. Election of Officers

1. Election of officers of the Planning Commission was held.

Chairman - Member Sperla

Motion was made by Member Noordyke to elect Member Sperla to a one- year term. Supported by Member Johnson. Motion carried 9 to 0.

Vice-Chairman - Member Rissi

Motion was made by Member Pennington to elect Member Rissi to a one- year term. Supported by Member Katsma. Motion carried 9 to 0.

Secretary - Member Johnson

Motion was made by Member Rissi to elect Member Johnson to a one- year term. Supported by Member Noordyke. Motion carried 9 to 0.

2. Appointment to the Zoning Board of Appeals: Member Moxley

Motion was made by Member Pennington to appoint Member Moxley to the Zoning Board of Appeals for a one-year term. Supported by Member Johnson. Motion carried 9 to 0.

3. Appointment to the Village Design Review Committee: Member Sperla

Motion was made by Member Pennington to appoint Member Sperla to the Village Design Review Committee for a one-year term. Supported by Member Johnson. Motion carried 9 to 0.

ARTICLE 11. Calendar

Review of back-to-back Monday and joint meetings that are on the calendar.

ARTICLE 12. Any Other Business

Director Peterson asked for any updated contact information.

ARTICLE 13. Adjournment

Motion was made by Member Rissi to adjourn. Supported by Member Lewis. Motion carried 9 to 0. The meeting was adjourned at 7:45 p.m.

Respectfully submitted,
Phil Johnson, Secretary