

MINUTES

Cascade Charter Township Planning Commission
Monday, November 15, 2010
7:00 P.M.

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

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

ARTICLE 3. Approve the Agenda for the November 15, 2010 Planning Commission Meeting.

Motion was made by Member Lewis and supported by Member Pennington to approve the Agenda. Motion carried unanimously.

ARTICLE 4. Approve the Minutes of the November 8, 2010 Meeting.

Member McCarthy stated that on page 4, the word recommended was misspelled. With this correction made, Chairman Waalkes requested a motion for approval of the corrected Meeting Minutes.

Motion was made by Member Sperla and supported by Member Pennington to approve the corrected November 8, 2010 Minutes. Motion carried unanimously.

ARTICLE 5. Case #10-3014 Mary Borisch

Public Hearing

Property Address: 5200 Dayenu Drive

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

Planning Director Peterson stated that Dayenu Drive is a long private road off of Kilmer. The proposed building will be located in the corner of M-6, Thornapple River Drive, and Kilmer. The house is located on the river and is quite a distance away. On the river you can have a building in the front of your house, provided you meet the setback requirements. The reason for the accessory building is to house their community well and for personal storage. They lost their private well on their property and found a location to use this well for all three homes. The building is 36' x 64'. The building has a proposed height of 18.6 feet to the midpoint. This requires a minimum setback of 60 feet on the side and 60 feet for the rear yard. They are meeting these. The parcel is about 44 acres and the home is about 6,000 sq ft. This size building would not be considered large given the size of the home and property. The building will be metal sided with a metal or shingle roof. A metal building is normal in this part of the Township. The building will be difficult to see unless you are traveling west on Kilmer. Staff recommends approval of the Special Use Permit as requested.

Chairman Waalkes asked if anyone had questions for the Planner. Member Lewis asked if they have started the building yet. Planner Peterson said they have started on the well. Member Logue asked if this would allow others to connect to the system if their goes dry. The Planner replied that they are doing it for the three family parcels. Other families on Kilmer have had water issues and they could receive other requests to use the community well. Member Logue asked that if it was for an eventuality of community well for more than just the three parcels, if public utilities get extended would this be compatible to hook up? The Planner stated that it is regulated by the State and the County. It has been done before in the Township.

Chairman Waalkes asked if the applicant wanted to add anything. Don DeGroot of Exxel Engineering came to the podium. He also introduced Matt Borisch, who was present on behalf of the applicant. Mr. DeGroot stated that in addition to the Planners summary, he wanted to point out that if you've been up Dayenu Drive you will notice as you go further back to where the homes are, there is significant topography and it's very wooded. That is an additional reason the accessory building is not proposed to be built right by the homes because they want to preserve the character of that area. The area where the building is to be placed is wide open.

Chairman Waalkes asked if the community well will be designed to extend to neighbors and secondly if water ever gets brought out there can be switched to a municipal system. Mr. DeGroot explained that the water system is a type three water system and it typically services 8 or less units. The standards for a type three system are less stringent than a type one system. If a municipal system were to be available, there may be consideration to tie into it; however it would require different pipe sizes.

Applicant representative Matt Borisch stated that the family does not want future development. The location of the well house is 100% based on what the Kent County Health Department would allow them to do for the distance from the wells to the location of the pump house. They were actually allowed to do more from the well house to the actual homes. There is a 4" main that will run from the well house to the actual houses. It's engineered so that it can be expanded if it were needed. It could be hooked into a public water system if it ever extends from the airport down that road. Since a public water connection is not available at this time, this was their only option.

Member Lewis questioned what else the building will be used for besides the community well. Mr. Borisch said that the rest of the building will house equipment to maintain the property. The building will need gas, electric, and water. A driveway is debatable, but the plan is to keep it as natural as possible.

Member Sperla was concerned that in the future if the property were to be subdivided into 5 to 10 acre lots, this is quite a large building. He asked how the 40+ acres was owned. Mr. Borisch answered that the largest area is owned by his father. He and his siblings bought a lot from their parents.

With no additional questions Chairman Waalkes asked for a motion to open the Public Hearing.

A Motion was made by Member Lewis and supported by Member Pennington to open the Public Hearing. Motion carried unanimously.

Chairman Waalkes asked if anyone wanted to address the Planning Commission. Planner Peterson stated that he did not get any calls from the public. No one from the public was present to comment or ask questions.

Member Pennington made a Motion to close Public Hearing. Support was made by Member Sperla. Motion carried unanimously. Public Hearing was closed.

Chairman Waalkes asked for a Motion to approve the applicants' request, or for additional discussion.

There was some discussion as to the roof being shingle or metal and either metal siding or vinyl siding. The applicant chose metal because it would be the quickest to construct and it seems to be fairly consistent with other buildings that size.

Member Sperla made a Motion to approve the applicants request for a Special Use Permit to construct a new accessory building that exceeds 832 square feet. The Motion was supported by Member Lewis.

Member Lewis wanted to clarify Member Sperla's Motion. Did the Motion specify the roofing materials? Member Sperla stated that his Motion did not stipulate any type of materials.

With no additional discussion the Motion carried unanimously. The request is approved.

**ARTICLE 6: Case #10-3007 Meritage Hospitality Group
Public Hearing
Property address: 5595 28th Street
Requested Action: Preliminary Plan Review for an amendment to add two buildings and reconfigure the approved PUD plan.**

Planning Director Peterson stated that this will be scheduling another public hearing. The public hearing notice was sent to the paper, but not to the neighboring properties. There are no major changes to the plan. Comments from the last meeting were about truck traffic and maneuvering aisles. They have provided some written response to these. It has been reviewed by our Township Engineer, from a stormwater perspective. The landscaping has been increased from the previously approved plan. The Fire Department has reviewed and approved the plan. After tonight's discussion we will start to write the PUD Ordinance to amend the current project. For site plan approval we will need a soil erosion control permit and landscaping performance bonds.

Chairman Waalkes asked for any comments or questions. Member Sperla reviewed that when they had approved this in 2008 it was a strip mall with one drive thru; now we're looking at a bank drive thru, a Wendy's drive thru.....do we know the uses of the other two restaurants and if they will have a drive thru? Planner Peterson replied that one of

the users, identified in building A, will be Qdoba Restaurant, and they will not have a drive thru. Member Sperla asked if the new buildings would be compatible with or match the facade of the Meijer store. The Planner said that there are elevation drawings in the packet and the buildings are very nice.

Member Lewis asked Planner Peterson to show the original site plan. He wondered why some of the parking spaces are shown shaded. The Planner said that the parking is limited in the front yard, so they have tried to identify how many parking spaces are in the front yard. Member Lewis asked what the Planner was referring to as a 'regional detention basin' and where it is. The Planner said it is piped over to the west side of Meijer to the large pond by the highway.

Member McCarthy asked the Planner to comment on the landscaping. She is concerned about the wires overhead. Planner Peterson said that there will be no landscaping in the road right of way. The landscaping plan that we have is all on their property. It meets our landscaping requirements. Member McCarthy said that she would be willing to offer additional assistance from the utility if that would help them plan their landscaping.

Member Lewis questioned the Planner, what was meant by 'underlying zoning' in his staff comments. The Planner stated that before this was rezoned to a PUD it was zoned B2 general business, which is the typical 28th Street zoning.

Chairman Waalkes asked if the applicants' representative Mark McDowell wanted to add anything. Member Sperla asked about the façade; if the buildings designs would be similar. Mr. McDowell said that Meijer has a cityscape design and will pretty much match with anything. There are modern elements and classical elements at Meijer. The proposed building for Qdoba will be more of a modern look. It will be brick masonry with some metal, which ties in to some of the elements that are on the Meijer building at the entries. The Wendy's is more brick, stucco, and copper; classic elements. Everything should tie in.

Chairman Waalkes asked for a motion to move into Public Hearing.

A Motion was made by Member McCarthy and supported by Member Pennington. The Motion carried unanimously.

Chairman Waalkes asked if anyone wished to address the Planning Commission on this matter. There was no one present from the public with questions or comments.

Chairman Waalkes asked for a Motion to exit Public Hearing.

A Motion was made by Member Hammond and supported by Member Sperla. The Motion carried unanimously.

Chairman Waalkes commented that he likes the plan and design.

Member Pennington made a Motion to approve the Preliminary Plan with the comments made by staff. Support by Member Sperla. Motion carried unanimously.

ARTICLE 7: Case #10-3012 VanderWeide Properties

Property Address: 3676 Patterson Ave

Requested Action: Site Plan Review for a 15,750 sq. ft. warehouse addition.

Planning Director Peterson said that this is an old PUD right at the corner of 36th and Patterson. The addition they are requesting to put on is in the north east corner of the building. The PUD is from the early 80's where they approved the project and didn't put a lot of language into what is or isn't allowed. From that perspective we used the underlying zoning of the industrial zoning area to help us with things such as setbacks. One of the things that were contemplated years ago was a regional detention for this area. There was not a lot of good information on the data they used to come up with that. The applicant has done a lot of homework and we've tried to help them out with some of that. FTC&H has looked at it and has determined that it still meets those requirements. The site plan itself is pretty straightforward. The existing building is 23,325 sq. ft. This addition will bring the building to about 39,000 sq. ft. If the addition is over 20% the landscaping guidelines come into play. There isn't much of any landscaping along Patterson in the bufferyard, meaning that first 20 feet off of the road right of way. They will be required to put in the required landscaping and to give us a Performance Bond. As to parking, they meet our requirements. There is not a lot of parking required for warehouse use. The Township Fire Department has reviewed and approved the site plan. Regarding the regional detention there is a large easement for the stormwater easement. A small portion of that will need to be revised to accommodate that. The Township Engineer does not have a problem with that. The applicants asked for the easement area just directly west to also be released for a future addition. Since we do not approve any future plans staff would recommend that only that portion of the easement that needs to be released now be released.

Staff is recommending approval of the site plan provided they follow through on those items that have been mentioned in the staff report and to follow through with the Township Engineer and the Fire Department comments.

Chairman Waalkes asked if there were any questions of staff. Member Sperla inquired as to where the detention pond ultimately runs to. The Planner replied that it runs into Kentwood, into the Plaster Creek and through their system.

Member Pennington asked who the drainage easement was to. Planner Peterson replied that it is to the Township.

Chairman Waalkes invited the applicant to add anything additional. Brent Dykstra was in attendance to represent AMDG Architects. He introduced Dan Clemo, who was present to represent the owner. He also introduced Rob Lamer, representing Exxel Engineering, who worked with FTC&H on a lot of the background. Mr. Dykstra stated that this has been mostly an issue of drainage. Rob and Exxel Engineering have modeled the drainage and have demonstrated that the additional runoff is really negligible relative to the amount of storage volume in the regional basin. There is no change of use in the building. Parking exceeds capacity. He will work with staff on landscaping.

Chairman Waalkes asked if anyone had questions of the applicant. Member Hammond said, looking at the site in the north east corner where the existing concrete pavement

ends at, there is quite a bit of change in grade between that and the top of the berm to just to the north. Looking at your grading I'm concerned that you have created basically a puddle. You have a potential mini retention pond there because of the way the two driveways meet. Have you looked at that and has it been engineered so that we don't have another pond by accident? Mr. Lamer answered that it had been looked at. The parking lot is concrete so there won't be rutting that you would get with some of the blacktop, even with the construction. There is existing storm sewer in that area which is picking up the low spots.

Member Lewis inquired as to how many employees there currently are. Mr. Clemo replied that there are no full-time employees. There are two part-time people that cover various hours, depending on receiving. It is basically just a storage facility. The addition will also be for storage. There are a sundry of things being stored there. We have furniture, vehicles, and a pretty wide variety of things.

Chairman Waalkes reviewed the request and the Planners recommendation.

Member Sperla moved that they approve the proposed plan, subject to the four stipulations set forth in the staff recommendations. Support by Member Lewis. Motion carried unanimously.

ARTICLE 8: Any other business

ARTICLE 9: Adjournment

Chairman Waalkes requested a motion for adjournment.

Motion was made by Member Williams and supported by Member Hammond to adjourn. Motion carried unanimously and the meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Al Pennington, Secretary

Carol M. Meyer, Planning Administrative Assistant