

MINUTES

Cascade Charter Township Planning Commission
Monday, March 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, Williams.
Members Absent: Robinson (excused).
Others Present: Township Planning Director Peterson, Recording Secretary Hern and Members of the Public.
- ARTICLE 2.** Chairman Waalkes led the Pledge of Allegiance to the Flag.
- ARTICLE 3.** **Approve the Agenda for the March 15, 2010 Planning Commission Meeting.**
Chairman Waalkes requested a motion for the approval of the March 15, 2010 Agenda.
- Motion was made by Member Lewis and supported by Member Sperla to approve the Agenda as presented. Motion carried unanimously.**
- ARTICLE 4.** **Approve the Minutes of the February 16, 2010 Meeting.**
Chairman Waalkes requested if there were any corrections to the February 16th Minutes.
- Member Logue asked that on Page 8 in the seventh paragraph to change "...the plan should be re-evaluated..." to "...the plan could be re-evaluated..."
- Member Pennington noted a correction on Page 10 in the sixth complete paragraph to delete "...and this project does not create Public cost" and to end the sentence after the word "services."
- Motion was made by Member Sperla and supported by Member Hammond to approve the February 16, 2010 Minutes as corrected. All in favor with none opposed. Motion carried.**
- ARTICLE 5.** **Case # 10-2987: Centennial Park Overlay/Rezoning (PUBLIC HEARING)**
Requested Action: Consideration of proposed Centennial Park Overlay Zone and Overlay Zoning Ordinance.
- Planning Director Peterson noted that the Township distributed quite a few Public Notices and clarified that this project does not include the residential area of Centennial Park or the golf course within the park.

The Township has been working with the Centennial Park Business Association in Centennial Park for a couple of years now in an attempt to improve the business park. The Township has collaborated with the association on the land use and design study, which was approved in 2008. As a follow up to that study, the Township has put together rules and regulations for the business park. It is intended that these new rules for the business park would put in place that was never done. The rules are very similar to what is there today.

The zoning includes specific rules for the business park signage as well as individual business signs. The Township would allow for "Centennial Park" signage at all entrances to the park. Permitting new individual low profile business signs similar to the Township's village signs. Allowance for those on 28th Street to have the higher pylon signs, the same as the rest of 28th Street.

Some sites were found to have potential of additional development. Minimum lot size of 50,000 may allow for future development. This is the same as the Township's Office Zoning. The setbacks are also the same as the Office District.

Building Height: there is an allowance for 48-foot high buildings with up to 72-foot high for parcels along the highway.

Create a Review Board: the Review Board would provide their input and recommendations on the plan prior to the Township's review of the plan. The Review Board would be made up of two (2) Township appointees and three (3) from the business park.

The Review Board would oversee the architectural control and they would review the aesthetics of the project(s) within the park.

Conflicts between the underlying zoning and the overlay zone would be addressed by holding a Special Use meeting to review the standards and allow the Planning commission to use the lesser standard.

Member Sperla suggested that the language within the documentation be changed, on Page 21 reflecting that the term "secondary building" should be changed to "accessory building" to be consistent with other documents the Township utilizes.

Member Sperla motioned to open the Public Hearing supported by Member Hammond. All in favor, motion carried. The Public Hearing was opened.

Jane Hesselschwendt of 6121 N. Gatehouse SE, is disappointed that someone, whether the Township or the Business Association, removed the beautiful blue spruces at the entry behind the wall on 28th Street. Planning Director Peterson noted the association had removed some of the plantings as they enhanced the entrance.

Ms. Hesselschwendt said she is also concerned with the for sale signs that are not consistent throughout the park and also noted that sidewalks also need to be installed as there are many pedestrians walking the park. Planning Director Peterson said that the park is working towards sign consistency throughout the park including a theme to the real estate signs. The DDA and building owners are also contemplating sidewalks throughout the park.

The resident of 5970 Parview SE said her property overlooks vacant office buildings. She noted that she hopes people will renovate the old buildings instead of building new ones.

Estelle Leven, 3130 E. Gatehouse Drive, said the ordinance is well prepared but questioned why a 4,000-square foot grocery store would be allowed in the business park since there are grocery stores not too far away.

Ms. Leven also said she is concerned with traffic coming out of the Centennial Park on Thornhills Drive and 28th Street. She is concerned with stacking of vehicles trying to get onto 28th Street if the density changes within the park.

Ms. Leven said she is also concerned with tearing up more land when there are vacant buildings that could be either tore down or renovated.

Glenn Turek of 7199 Morning Heights Court SE said he owns seven (7) acres of vacant land in the center of the park and is curious about the ponds in this area. Planning Director Peterson said that the ponds are illustrative and how he deals with stormwater from his site will be up to him.

Mr. Turek said he also operates a real estate business and supports the plan but has a concern with the temporary real estate signs being consistent, he is a franchisee and would need to use signs developed by the real estate company. Planning Director Peterson noted that the Review Board would develop sign consistency within the park. Mr. Turek said that he hopes he would be able to use the real estate franchiser's signage when trying to sell buildings. Mr. Turek said he supports the plan. He is concerned about using real estate signs that look like all the other signs within the park.

Planning Director Peterson said there has been a lot of discussion regarding the signage in the park and the consensus was to have consistent signs throughout the park and the signage is up to the Review Board.

Member Pennington motioned to close the Public Hearing supported by Member Sperla. All in favor, motion carried. The Public Hearing was closed.

Member Sperla noted that he is concerned with the specific list of uses in the language of the overlay zone and suggested using the term “similar uses such as” within the language. Planning Director Peterson suggested we use the same language that is in the zoning ordinance to address this.

Member Sperla also referred to the language on Page 11, regarding the loading docks. He noted the concern of residents that see the loading docks that are quite obtrusive and suggested the language be changed to: “unobtrusive as reasonably practical.”

Member Logue motioned for a favorable recommendation be sent to the Township Board for the proposed Centennial Park Overlay Zone and Overlay Zoning Ordinance with the two corrections noted by Member Sperla to the Township Board, supported by Member Hammond. All in favor, motion carried.

ARTICLE 6.

Any Other Business

Planning Director Peterson noted that the Planning Commission Meeting scheduled for April 12, 2010 has been cancelled. The next Planning Commission Meeting will be held on April 19, 2010.

ARTICLE 7.

Adjournment

Chairman Waalkes requested a motion for adjournment.

Motion was made by Member Sperla and supported by Member Pennington to adjourn. Motion carried unanimously and the meeting was adjourned at 8:04 p.m.

Respectfully submitted,

Al Pennington, Secretary

Lisa Hern, Recording Secretary