

MINUTES

Cascade Charter Township
Planning Commission
Monday, March 20, 2017
7:00 P.M.

ARTICLE 1. Chairman Waalkes called the meeting to order at 7:00 P.M.
Members Present: Katsma, Lewis, Mead, Pennington, Robinson and Williams
Members Absent: Rissi and Sperla (excused)
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 Robinson to approve the Agenda. Supported by Member Lewis. Motion carried 7 to 0.

ARTICLE 4. Approve the Minutes of the March 6, 2017 Meeting.

Motion was made by Member Pennington to approve the Minutes. Supported by Member Williams. Motion carried 7 to 0.

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

Mr. Scott VanSolkema came forward to inquire as to the status of the Library Park Plan. An update and timeline was given regarding the project.

ARTICLE 6. Case #17:3362 Grooters Land Development

Property Address: 5357 52nd Street

Requested Action: The Applicant is requesting site plan approval for a 195,000 sq. ft. warehouse addition.

Director Peterson stated that Applicant is requesting site plan approval in order to construct a 195,000 sq. ft. addition to the building that was just recently approved to be built. Site plan approval was given in January for the initial 149,000 sq. ft. to be built. The building permit was issued and construction is underway. The site was designed to accommodate this requested addition.

The building conforms to the setback, building height and parking regulations of the Industrial zoning district. Originally, 214 parking spaces were being deferred, now they are deferring 159. Location of the deferred spaces have now been revised to the North end of the building. They have indicated that if the deferred spaces were built, they would move the landscaping along the North side of the building.

The property has no frontage on Kraft Avenue or 52nd Street. They are obtaining access by easements through the properties to the East and South. The property to the South

has an existing easement and the property to the East has created a new easement for access.

The site has been designed to meet the township storm water ordinance and has been reviewed and approved by the Township Engineer. A maintenance agreement was completed with the original project. Since no new storm water system is needed, the original maintenance agreement will suffice.

The Applicant has submitted a new lighting plan. As a result of additional lights being added, they will need to submit an updated lighting plan.

The Township Fire Department has reviewed and approved the plans.

The Gerald R. Ford Airport staff has been made aware of the project and has indicated only the need for construction permits.

The Applicant will need to obtain a SESC permit from the KRS prior to grading.

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

1. A new lighting plan is submitted and approved by staff.
2. Compliance with the Township Engineer Report; and
3. Provide the revised landscape plan to accommodate deferred parking.

Chairman Waalkes asked the Applicant to come forward with any comments.

Mr. Kozak, of Moore Bruggink, came forward on behalf of the Applicant, and gave a brief overview of the project, address any outstanding issues and to answer any questions the Planning Commission may have.

A brief discussion followed.

Motion was made by Member Robinson to approve the site plan for the 195,000 sq. ft. warehouse addition with staff conditions listed above. Supported by Member Mead. Motion carried 7-0.

ARTICLE 7. Case #17-3363 Christian Brothers Automotive – Meijer P.U.D. Amendment

Property Address: 5411 28th Street SE

Requested Action: The Applicant is requesting to amend the existing P.U.D. to allow for a new auto repair facility.

Director Peterson stated the Applicant is requesting a Basic Plan Review in order to develop a new auto repair business in a portion of the existing parking lot for the Meijer store. The new business is to the South and East of the new hotel that was just permitted and is currently under construction.

The Meijer property was put into a P.U.D. in 2002 to accommodate the development along 28th Street. The underlying zoning district is B2, general business. This

designation requires a minimum of 3 acre parcels. With approximately 36 acres in total, the development could accommodate as many as 12 parcels. This development would be the 10th project in the Meijer P.U.D.

The new auto use is seeking the P.U.D. amendment not only to add the use, but because it does not meet some of the underlying zoning regulations, such as .84 acres vs. 3 acres, proposed setbacks (60 ft. front, 100 ft. rear and 40 ft. side), as well as bufferyards (0 ft. vs. 20 ft.)

Christian Brothers Automotive has a similar store in Grand Rapids at Kalamazoo and 28th Street.

This development would be taking about 84 parking spaces from the Meijer store. Thirty-three (33) of those parking spaces would remain and would be on the new auto repair parcel. According to the township's regulations, the auto repair business would be required to have 15 parking spaces.

The Meijer retail store is about 248,000 sq. ft. and would require about 1,000 parking spaces. Currently, they have about 1,200. An updated plan and count from Meijer should be received to verify, but it seems they could afford to give up a few parking spaces and still accommodate the new business in the parking lot.

In general, for projects that are compliant with the Master Plan, the township has not required traffic studies. Director Peterson believes a traffic study is not needed for this project.

The Applicant has not indicated any signage deviations.

The split for the new business will create a small irregular shaped area to the South of the service road. As a result, they have agreed to record a restriction that would not allow this piece to be developed.

The Applicant has indicated that the storm water from the site will be addressed and improved to comply with the township's storm water ordinance. This area is handled by the regional storm water system that will need to be approved by the KCDC.

Before proceeding to the Preliminary Development plan review (Public Hearing), Director Peterson recommends the following be addressed:

1. The need for a traffic study;
2. Provide the required site plan information;
3. Approval from the KCDC for storm water information plan;
4. Provide an updated site plan showing Meijer has adequate parking according to the township regulation, and
5. Approval from the Township Engineer.

A brief discussion followed.

Chairman Waalkes asked the Applicant to come forward with any comments.

Mr. Wakefield came forward on behalf of the Applicant, and gave a bit of background information on Christian Brothers Automotive and how they operate. Mr. Wakefield then gave an overview of this project, touched on any outstanding issues, and to answer any questions the Planning Commission may have.

Discussion followed.

As no action is required of the Planning Commission at this time, Chairman Waalkes advised Applicant to work with Staff on any issues as outlined by Staff and discussed with the Commission tonight to get to the next step in the process.

ARTICLE 8. Introduce Redevelopment Ready Communities Program

Economic Development Director Sandra Korhorn introduced to the Planning Commission a Redevelopment Ready Communities Program (RRC). The Michigan Economic Development Corporation (MEDC) offers a state-wide certification program that allows communities to become redevelopment ready. This is a voluntary, no cost program promoting effective redevelopment strategies through a set of best practices. The program measures and then certifies communities that integrate transparency, predictability and efficiency into their daily development practices. The RRC certification is a formal recognition that a community has a vision for the future and the fundamental practices in place to get there.

The RRC program enhances opportunities for municipalities to encourage business attraction and retention, offer superior customer service, and have a streamlined development approval process. The foundation of the program is the RRC best practices. Each best practice must be evaluated then the community must explain how it is being met or how it will be met to achieve certification. The best practices are as follows:

- Community Plans and Public Outreach
- Zoning Regulations
- Development Review Process
- Recruitment and Education
- Redevelopment Ready Sites
- Community Prosperity

This can be a lengthy process taking upwards of a year or longer and will involve the various boards and commissions, as well as the public.

Director Korhorn recommends starting the certification program.

Discussion followed and even though a formal recommendation or vote was not needed from the Planning Commission, the Planning Commission agreed that this would be a positive step for Cascade to take.

ARTICLE 9. Any other business

Next meeting of the Planning Commission will be April 17, 2017.

ARTICLE 10. Adjournment.

**Motion was made by Member Mead to adjourn. Supported by Member Pennington.
Motion carried 7 to 0. The meeting was adjourned at 8:15 p.m.**

Respectfully submitted,
Scott Rissi, Secretary