

MINUTES

Cascade Charter Township Planning Commission
Monday, January 25, 2010
7:00 p.m.

- ARTICLE 1.** Vice-Chairman Waalkes called the meeting to order at 7:00 p.m.
Members Present: Lewis, Logue, McCarthy, Williams, Pennington, Sperla, Waalkes.
Members Absent: Robinson, Hammond (excused).
Others Present: Township Planning Director Peterson and Members of the Public.
- ARTICLE 2.** Vice-Chairman Waalkes removed the Pledge of Allegiance from the agenda since no flag was in the room.
- ARTICLE 3.** **Approval of the Agenda for the January 25, 2010 Planning Commission Meeting.**

Motion was made by Member Lewis and supported by Member Sperla to approve the Agenda as presented. Motion carried unanimously.
- ARTICLE 4.** **Approval of the Minutes from the December 7, 2009 Meeting.**
Vice-Chairman Waalkes asked if there were any corrections to the December 7th Minutes or requested a motion for approval.

Motion was made by Member Lewis and supported by Member Sperla to approve the December 7, 2009 Minutes with minor corrections. Motion carried unanimously.
- ARTICLE 5.** **Case # 08-2960: Kevin Einfeld/Watermark Country Club**
Address of Property: 5536 Cascade Road SE
Requested Action: The Applicant is requesting an amendment to the Watermark P.U.D. that would allow the construction of a new fitness center/office building.

Planning Director Peterson noted that the Planning Commission last met regarding the project September 14, 2009. At that meeting, the Planning Commission approved the plan with a few conditions. The Applicant has now addressed these conditions and is asking the Commission to review the plan.

The onsite directional sign may be increased by 4-square feet. The new plans indicate the location and size of the sign. Staff's comment is that with the additional 4-s.f. the sign will be 12-s.f. and has been incorporated into the P.U.D. amendment.

The wall signage for the building is limited to 50-s.f. or the Applicant can choose to have 30-s.f. on the building and an additional 20-s.f. on the ground immediately in front of the building. This has been incorporated into the P.U.D. amendment.

The plans have been reviewed by all Watermark Associations. Within the Commissions' packets are copies of the minutes from the meeting.

Planning Director Peterson noted that some discussion took place at the Planning Commission meeting as well as the Homeowner Association meeting regarding parking. The Applicant has noted in their plan that they are now building the parking area in front of the new fitness center instead of deferring it to later. The storm water system has been designed to accommodate this as well.

The Applicant has completed the items that we have and Staff recommend that the Planning Commission forward a positive recommendation to the Township to make the requested changes with one condition. The applicant must present soil boring data to the Township Engineer for his approval prior to the Township Board considering the Planning Commission recommendation.

Member Sperla wanted to make sure that the elevation plan and the floor plan that is presented in the packet is what the development is required to build and what they are going to be limited to. Planning Director Peterson indicated that both plans are incorporated into the PUD Ordinance amendment.

Motion was made by Member Lewis to forward a favorable recommendation to the Township Board for approval of the amendment to the Watermark P.U.D. that would allow the construction of a new fitness center/office building, supported by Member McCarthy. All in favor, none opposed. Motion carried unanimously.

ARTICLE 6.

Case # 10-2987: Centennial Park Overlay/Rezoning

Re-introduction of proposed Centennial Park Overlay Zone.

The Planning Commission last discussed the overlay rezoning at the October 2009 meeting. Since then, Staff has had a couple more meetings with the business association and has made changes to the document based on those meetings. Most of the discussion involved signage. In addition, Staff has also made changes to address the concerns raised by the Planning Commission at the October Meeting. The main item was the potential conflict that the overlay could have with the underlying zoning.

At the January 6th Business Association Meeting, they endorsed the proposed overlay and are hoping that the Township will adopt the regulations.

If the Planning Commission is satisfied with the proposed ordinance, the Township can start the Public Hearing process for the changes.

Highlights of the changes are:

- Provision to allow for PC to permit less restrictive provision.
- One (1) member of the review committee to have architect, planning, engineering or similar background.
- Standards added for onsite tenant signage.
- Permit signs and uses along 28th Street the same as current B2 Zoning.

Member Lewis asked if the tenant signage was limited to 20 sq ft if that would cause any problems. Planning Director Peterson indicated that it would not and that he had already told the Centennial Park Association that the Planning Commission might want it reduced from 30 sq ft.

The Planning Commission felt that the Ordinance was ready for public hearing and instructed staff to begin the proceedings.

ARTICLE 7.

2010 Work Plan

Planning Director Peterson presented the 2010 work plan. He indicated that we completed the more time consuming items from the 2009 plan but that a couple of them are carried over into 2010.

In no particular order, the Planning Commission approved the following:

- 1) Amend Zoning Ordinance per Master Plan:
 - a. B1 Village Business District
 - b. Expressway Service District
- 2) P.U.D. Tracking System
- 3) Produce a Development Manual
- 4) Explore wind turbine regulations
- 5) Investigate/cost benefit analysis of Township Incorporation
- 6) Investigate for possible adoption, a time of sale inspection requirement for septic systems.

ARTICLE 8.

Any Other Business

2009 Annual Report:

Planning Director Peterson handed out the report.

Election of Officers/Assignments

**Motion was made by Member Lewis and supported by
Member McCarthy for the following Officers/Assignments:
Chair: Steve Waalkes
Vice-Chair: John Sperla
Secretary: Al Pennington
VDRC: Jeff Hammond
ZBA Representative: Claude Robinson**

Motion carried unanimously.

ARTICLE 7.

Adjournment

Chairman Waalkes requested a motion for adjournment.

**Motion was made by Member Lewis and supported by
Member Pennington to adjourn. Motion carried unanimously
and the meeting was adjourned at 8:15 p.m.**

Respectfully submitted,

Al Pennington, Secretary

Lisa Hern, Recording Secretary