

MINUTES

Cascade Charter Township
Planning Commission
Monday, May 13, 2019
7:00 P.M.

ARTICLE 1. Vice Chairman Rissi called the meeting to order at 7:00 P.M.
Members Present: Johnson, Katsma, Krieter, Lewis, Rissi, Moxley, and Sperla
Members Absent: (Excused) Noordyke, Pennington
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 Lewis to approve the Agenda. Supported by Member Katsma. Motion carried 6 to 0.

ARTICLE 4. **Approve the Minutes of the April 15, 2019 meeting.**

Motion was made by Member Johnson to approve the minutes of April 15, 2019 with noted correction. Supported by Member Krieter. Motion carried 6 to 0.

Chairman Sperla arrived to the meeting at 7:05.

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

Ron McCollum (6660 Old 28th St Suite 203) came forward to distribute information about the Round Hill PUD Amendment scheduled for next week. Director Peterson allowed Mr. McCollum to distribute the information to present Members, and reminded those present that discussion may not be held with anyone in the public, or with each other before the scheduled meeting.

ARTICLE 6. **Case #19-3524 Jeff Tolan**

Public Hearing

Property Address: 8505 60th St

Requested Action: The Applicant is requesting a special use permit to construct an accessory building over 832 sq ft.

Director Peterson stated that Applicant is requesting a special use permit to construct a building that is 40x40, 18ft tall at the midpoint, so that requires at least a 40ft setback. The nearest property line is about 180ft away. The building is intended to be used for storage, and will be metal sided, and metal roofed, described to be consistent with that area of the township.

Director Peterson recommends approval of the special use permit under the usual conditions that it may not be used to run a business, have any type of living space, and that any lighting will meet Township regulations.

Vice Chairman Rissi invited the Applicant to come forward with any comments.

Mr. Tolan stated that he did not have anything to add, but came forward to clarify that this space would be used for mechanic work on his dirt bike, truck, and other personal items.

Motion was made by Member Johnson to open public hearing. Supported by Member Krieter. Motion carried 7 to 0.

Vice Chairman Rissi invited members of the public to come forward with comment.

Mr. Jeff Dionne (2984 Thornapple River Drive) came forward to support Mr. Tolans special use permit application to construct this accessory building.

Motion was made by Member Krieter to close public hearing. Supported by Member Johnson. Motion carried 7 to 0.

Motion was made by Member Krieter to approve the special use permit to construct an accessory building over 832 sq ft. with the three conditions previously outlined by Director Peterson. Supported by Member Sperla. Motion carried 7 to 0.

ARTICLE 7. Case #19-3526 Robert Grooters Development Co.

Property Address: 5400 International Parkway

Requested Action: Site Plan Review for a new 112,188 sq ft distribution/warehouse facility building.

Director Peterson stated there are a couple of maps for reference in the packets. This will be in the Meadowbrook Business Park, and will need to go through the Meadowbrook Review Board, which they have received their approval for. The Road Commission has approved the access to their site with some modifications to boulevards in the area, the Fire Department has reviewed and approved the plan with the addition of a yard hydrant in the rear of the building. The Drain Commission has approved the plan with no additional water detention necessary. The airport is also aware and is without additional comment.

Director Peterson is recommending approval of the Site Plan, and states that a photometric site plan, and routine stormwater agreement is still needed.

Vice Chairman Rissi invited the Applicant to come forward with comment.

Justin Longstreth with Moore & Bruggink came forward representing Robert Grooters Development Co. stating that he will be happy to answer any questions asked of him, and states that they are very comfortable with the conditions listed in the Staffs review letter.

Motion was made by Member Lewis to approve the Site Plan Review for a new 112,188 sq ft distribution/warehouse facility building with the conditions previously listed by Director Peterson. Supported by Member Sperla. Motion carried 7 to 0.

ARTICLE 8. Any other business

ARTICLE 9. Adjournment

Motion was made by Member Krieter to adjourn. Supported by Member Lewis. Motion carried 7 to 0. The meeting was adjourned at 7:16 p.m.

Respectfully submitted,
Phil Johnson, Secretary