

MINUTES

Cascade Charter Township
Planning Commission
Monday, June 19, 2017
7:00 P.M.

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

ARTICLE 4. Approve the Minutes of the June 5, 2017 Meeting.

Motion was made by Member Rissi to approve the Minutes of June 5, 2017 as written. Supported by Member Sperla. Motion carried 7 to 0.

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

No visitors who were present wished to speak about non-agenda items.

**ARTICLE 6. Case #17:3363 Christian Brothers Automotive – Meijer P.U.D. Amendment
Public Hearing**

Property Address: 5531 28th Street S.E.

Requested Action: The Applicant is requesting to amend the existing P.U.D. to allow for an automotive service use in the existing parking lot

Director Peterson stated that Applicant is requesting Preliminary Plan Review in order to construct a new automotive service use in a portion of the existing parking lot.

The new business is to the South and East of the new hotel that was just permitted (now 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 general business. This designation requires a minimum of 3 acre parcels. With approximately 36 acres in total, the P.U.D. could accommodate as many as 12 parcels. This development would be the ninth 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. These deviations from the ordinance are parcel size (minimum of 3 acres vs. proposed .84 acres), setbacks (100 ft. front, 50 ft. rear and 25 ft. side vs. proposed 60 ft. front, 100 ft. rear, and 40 ft. side), and bufferyards (20 ft. vs. proposed 0 feet).

The Planning Commission did basic plan review at our March 20, 2017 meeting. At that meeting, we asked the Applicant to address the following items: (1) provide the required site plan information, (2) approval from the KCDC for storm water information plan, (3) provide an updated site plan showing that Meijer has adequate parking according to our regulations, (4) approval from the Township Engineer, (5) provide a copy of the reciprocal parking agreement, (6) provide the lighting plan, (7) provide a copy of acoustic report, and (8) scope of work that occurs at the site that they offered to include as conditions of approval.

All of the above items have been provided.

This development would be taking about 84 parking spaces from the Meijer store. Thirty-three of those parking spaces would remain but would be on the new auto repair parcel. According to your regulations, the auto repair would be required to have 15 spaces.

Applicant has not indicated any signage deviations.

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

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

Director Peterson recommends approval of the plan. If approved, he will put together the P.U.D. ordinance amendments with the Applicant for the Planning Commission's review and recommendation to the Township Board.

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

Mr. Jonathan Wakefield came forward. He gave a brief synopsis of how Christian Brothers came into being and to answer any additional questions the Planning Commission may have.

Motion was made by Member Rissi to open the Public Hearing. Supported by Member Mead. Motion was carried 7 to 0.

No one from the public came forward.

Motion was made by Member Robinson to close the Public Hearing. Supported by Member Mead. Motion carried 7 to 0.

Motion was made by Member Mead to approve Applicants request to amend the existing P.U.D. to allow for an automotive service use in the existing parking lot. Supported by Member Rissi. Motion carried 7 to 0.

ARTICLE 7. Case #16:3386 Grooters Land Development

Property Address: 5361 52nd Street S.E.

Requested Action: The Applicant is requesting site plan approval for a 227,500 sq. ft. warehouse.

Director Peterson stated that the Applicant is requesting site plan approval in order to construct a 227,500 sq. ft. building.

Approval was recently given for a large building just to the North of this that is under construction.

The building conforms to the setback, building height and parking regulations of the industrial zoning district. They are deferring the construction of 92 parking spaces. The building is required to have 176 spaces. They plan to construct 85 spaces now.

The property has no frontage on Kraft Avenue or 52nd Street. They are obtaining access by easements through the property 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. If you remember, the easement did require that they notify the neighbor of the project. We should ensure that this has occurred. The project also requires a lot split to create a new lot for the building. The new parcel will be approximately 11 acres. This meets the minimum lot size of 2 acres for the industrial zoning district.

The site has been designed to meet our storm water ordinance and has been reviewed and approved by the Township Engineer. A maintenance agreement will be required.

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.

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

Director Peterson recommends that the Planning Commission approve the site plan with the following conditions:

1. Compliance with the Township Engineer report;
2. Confirmation that they have informed the neighbor of the project; and
3. Record the new deeds within the next 30 days to activate the lot split.

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

Mr. Kozak came forward on behalf of Applicant gave a brief overview of the building and project to answer any questions the Planning Commission may have.

Discussion mostly centered around the use of the building, the easement and there were any additional issues their neighbor had with this project.

Motion was made by Member Lewis to approve Applicant's site plan request for a 227,500 sq. ft. warehouse with the three conditions set forth above by Director Peterson. Supported by Member Robinson. Motion carried 7 to 0.

ARTICLE 8. Any other business

- Four Corners Study Group
- Steve Waalkes Resolution

Member Sperla read aloud the resolution thanking Mr. Waalkes for his years of service on the Planning Commission.

Motion was made by Member Lewis to approve the resolution. Supported by Member Mead. Motion carried 7 to 0.

ARTICLE 9. Adjournment.

Motion was made by Member Mead to adjourn. Supported by Member Rissi. Motion carried 7 to 0. The meeting was adjourned at 7:35 p.m.

Respectfully submitted,
Scott Rissi, Secretary