

MINUTES

Cascade Charter Township
Planning Commission
Monday, November 6, 2017
7:00 P.M.

ARTICLE 1. Vice Chairman Sperla called the meeting to order at 7:00 P.M.
Members Present: Katsma, Johnson, Lewis, Mead, Pennington, Rissi, Robinson and Williams
Members Absent: None
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 Rissi. Motion carried 9 to 0.

ARTICLE 4. Approve the Minutes of the October 16, 2017 Meeting.

Motion was made by Member Lewis to approve the Minutes. Supported by Member Johnson. Motion carried 9 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 #17-3413 First Companies Inc. (Craig Baker)

Property Address: 5570 International Parkway

Requested Action: The Applicant is requesting Site Plan Review for a new 39,520 sq. ft. industrial spec building.

Director Peterson stated that the Applicant is requesting site plan approval to construct a new 39,520 sq. ft. industrial spec building. The building complies with all of the required height, area and setback regulations of the Industrial Zoning.

The Kent County Road Commission ("KCRC") has already approved the access to the site. This includes an access on both Lacks Industrial Drive and Kraft Avenue. When the driveway permit is issued, an address will be assigned by the KCRC.

The site plan has been reviewed and approved by the Fire Department.

The site plan has been reviewed and approved by the Township Engineer.

Drainage from the site is being accommodated by the regional detention system which is under the jurisdiction of the Kent County Drain Commission (“KCDC”). This has already been approved by the KCDC.

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

The project has also received approval from the Meadowbrooke Association.

Director Peterson recommends Site Plan approval for the 39,520 sq. ft. industrial spec building under the following conditions:

1. Compliance with the Township Engineer Report; and
2. Record the storm water maintenance agreement.

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

Applicant chose not to come forward with any comments.

Motion was made by Member Rissi to approve the Site Plan for a new 39,520 sq. ft. industrial spec building, with the conditions listed by Director Peterson above. Supported by Member Robinson. Motion carried 9 to 0.

ARTICLE 7. Any other business

• **Discussion of possible sign ordinance amendments**

Director Peterson stated that in response to comments heard from businesses and in community surveys, as well as the recent Supreme Court decision regarding the need to address the regulation of signs on a content neutral basis, staff has conducted a series of meetings with business/property owners to discuss amendments to the sign ordinance. Director Peterson distributed copies of the proposed changes and asked the Planning Commission members to study and consider all changes. Once comfortable with the draft, a public hearing would be held before making a recommendation to the Township Board.

Ken Carey, 2929 Thornapple River Dr, commented that it was a good idea to update the sign ordinance given the changes in the way business is done now.

ARTICLE 8. Adjournment

Motion was made by Member Mead to adjourn. Supported by Member Rissi. Motion carried 9 to 0. The meeting was adjourned at 7:40 p.m.

Respectfully submitted,
Scott Rissi, Secretary