

MINUTES

Cascade Charter Township
Planning Commission
Monday, January 16, 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, Rissi, Robinson, Sperla 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 Williams. Motion carried 9 to 0.

ARTICLE 4. Approve the Minutes of the January 9, 2017 Meeting.

Two minor corrections were noted.

Motion was made by Member Lewis to approve the Minutes as corrected. Supported by Member Sperla. 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 #16:3354 Jeremy and Rebecca Beadner

Public Hearing

Property Address: 5663 Cascade Road S.E.

Requested Action: The Applicant is requesting a Special Use Permit to construct an addition to an accessory building in excess of 832 sq. ft.

Director Peterson stated that the Applicant is requesting permission to construct a porch addition onto an existing accessory building. Because the building is already over 832 sq. ft., the addition requires Planning Commission approval. The existing building is about 1600 sq. ft. The porch will wrap around two sides. The building is over 100 years old and the Beadners are trying to build the addition to match the original construction. The porch will effectively add about 12 feet of width to the two sides of the barn. This will still meet the required setbacks provided they do not come any closer than the 40 foot setback on the west side of the building.

Director Peterson recommends approval of the Special Use Permit to construct the porch addition with the following conditions:

1. The building is not used for living space or to run a business; and
2. Any outdoor lighting meets township regulations.

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

Mr. and Mrs. Beadner came forward and spoke about their plans for the porch addition to their 100 year old barn. They have restored the existing building and intend make sure the addition blends with the historical beauty of the existing structure.

A brief discussion followed.

Motion was made by Member Mead to open the public hearing. Supported by Member Sperla. Motion carried 9-0.

No one came forward.

Motion was made by Member Mead to close the public hearing. Supported by Member Robinson. Motion carried 9-0.

Motion was made by Member Sperla to approve the Special Use Permit with the conditions set forth above by Director Peterson. Supported by Member Rissi. Motion carried 9-0.

ARTICLE 7. Case #16:3350 Grooters Land Development

Property Address: 5357 52nd Street

Requested Action: Site plan approval for 149,000 sq. ft. warehouse addition.

Director Peterson stated that the Applicant is requesting site plan approval in order to construct a 149,000 sq. ft. building. Applicant is designing the site to accommodate a future addition of 198,250 sq. ft. That addition will need to come back for site plan approval in the future when proposed. The property does involve the reconfiguration of property lines with DJ's Landscaping at 5225 52nd Street. DJ's has already submitted a revised plan to accommodate the change. They will both need to apply for the lot line shift to accommodate the change if the new site plan is approved.

The building conforms to the setback, building height and parking regulations of the industrial zoning district. About 214 parking spaces are being deferred for this first phase of the project. However, the site was designed to accommodate all the required parking. If and when needed, they can add the 214 spaces.

The property has no frontage on Kraft Avenue or 52nd St. Applicant is 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 easement to the South did require that they notify the property owner to the South of the project (L3 Avionics at 5353 52nd St.), which has been done. L3 has submitted some comments and/or concerns relative to the project. However, a few of the items they are asking for can only be addressed between the property owners. We need to concentrate on the site plan issues relative to their concerns.

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

Applicant has submitted a lighting plan that does not comply with the township regulations. This plan will need to be revised and resubmitted.

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

1. A new lighting plan is submitted and approved;
2. Compliance with the Township Engineer report; and
3. Apply for and receive lot split approval for the reconfiguration of 5225 52nd St. and 5357 52nd St.

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

Mr. Bill Kozak of Moore Bruggink came forward to just answer any questions or concerns the members may have with the project.

Mr. Scott Steiner of Rhoades McKee representing L3 Avionics also came forward to speak about issues impacting his client, L3. Specifically, the easement and storm water draining issues.

Discussion followed.

Motion was made by Member Sperla to approve the site plan for the 149,000 sq. ft. warehouse addition with the conditions set forth above by Director Peterson, including one additional condition of satisfaction of all storm water ordinance requirements. Supported by Member Robinson. Motion carried 9-0.

ARTICLE 8. 2017 Work Plan.

Director Peterson presented a proposed work plan for 2017.

ARTICLE 9. Any other business.

No other business was presented.

Next meeting of the Planning Commission will be February 6, 2017.

ARTICLE 10. Adjournment.

**Motion was made by Member Lewis to adjourn. Supported by Member Robinson.
Motion carried 9 to 0. The meeting was adjourned at 7:45 p.m.**

Respectfully submitted,
Scott Rissi, Secretary