

MINUTES

Cascade Charter Township
Planning Commission
Monday, July 17, 2017
7:00 P.M.

ARTICLE 1. Vice Chairman Sperla called the meeting to order at 7:00 P.M.
Members Present: Katsma, Lewis, Mead, Pennington, Rissi, and Robinson
Members Absent: 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 Mead to approve the Agenda. Supported by Member Rissi. Motion carried 7 to 0.

ARTICLE 4. Approve the Minutes of the June 19, 2017 Meeting.

Motion was made by Member Lewis to approve the Minutes as written. Supported by Member Robinson. 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 #17:3389 Waterfall Shoppes, LLC

Public Hearing

Property Address: 5070 28th Street SE

Requested Action: The Applicant is requesting to amend the sign plan in the P.U.D. Ordinance to allow for a larger pylon sign along 28th Street in exchange for a small monument sign.

Director Peterson stated that the Applicant is requesting Preliminary Plan Review in order to amend the existing P.U.D. to allow for changes to the sign plan.

Developed in 2004, the Waterfall Shoppes project underwent a lengthy review for signage. The end result included a review board and an approved sign plan. The Applicant is now asking to increase the Western pylon sign along 28th to accommodate a new user. In exchange, they would give up some of the internal signage.

Initially, the reasoning for this project was to protect the view along 28th Street and allow some flexibility in the interior of the project. With the large size of the project, larger signs in the interior of the project made sense, provided they were not that visible from 28th Street. Two nearby developments were also used for comparison and consistency. These projects were the Meijer development and P.U.D. #30 (Baby's R Us).

These sites had some similar characteristics and provided some standards that had already been accepted.

Two larger pole signs are permitted along 28th Street. These signs were permitted as 95 sq. ft. and 155 sq. ft., respectively. The idea was to allow two signs with no more than 250 sq. ft. total.

In addition to the pylon signs, we also allowed individual monument signs for the restaurant pads. Since these sites would have no signage on the tall pole signs, it was felt that a sign for them would not be out of line. These signs would be permitted under the same rules as the signs permitted in the B-1 Zoning District. The wall signs for these buildings would also conform to the standards of the B-1 Zoning District.

The change being requested would allow an increase in the 95 sq. ft. sign to 120 sq. ft., thus allowing a total of 275 sq. ft. in total for pylon signage.

The sign Applicant would like to expand has an existing real estate panel on it. This could easily be converted into advertising space with no need to expand the sign. One commercial real estate sign per parcel is already permitted and could be done to accommodate the change to the pylon sign.

Special consideration was given to the site for the allowance of other signs in the interior of the site. Multiple directional signs are allowed, as well as three other large monument signs a total of 15 feet high at a total of 100 sq. ft. each. It was felt these were appropriate, because these signs were lower and they would be difficult to see from the road yet could provide the needed messages and good traffic direction for the project. The change requested would reduce the size of one of these large interior monument signs to 50 sq. ft. instead of 100 sq. ft.

Director Peterson requests that this request for additional pylon signage be denied. The additional signage is contrary to the original intent of the P.U.D. agreement by increasing signage out by the road and decreasing the internal signage. The existing pylon can be converted to advertising space with the removal of the real estate sign.

Director Peterson did note that he would look more favorably on a request that increases wall signage or interior signage over increasing pylon signage.

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

Mr. Finkelstein came forward to further explain the reasoning behind his request, which was that he never anticipated that more businesses would not be satisfied with wall or interior monument signs, but would want permanent pylon signage.

A brief discussion followed.

Motion was made by Member Pennington to open the public hearing. Supported by Member Robinson. Motion was carried 7 to 0.

No one from the public came forward.

Motion was made by Member Rissi to close the Public Hearing. Supported by Member Lewis. Motion carried 7 to 0.

Motion was made by Member Lewis to deny Applicant's request to amend the sign plan in the P.U.D. Ordinance to allow for a larger pylon sign. Supported by Member Robinson. Motion carried 7 to 0.

ARTICLE 7.

Case #16:3390 East Imports

Property Address: 6095, 6115, 6143 28th Street SE & 6120 Charlevoix Woods Ct.

Requested Action: The Applicant is requesting basic plan review to expand P.U.D. 67 (East Imports) for a new parking lot.

Director Peterson stated that Applicant is requesting a Basic Plan Review in order to expand the existing P.U.D. The expansion would accommodate a new parking lot for the automotive dealer. The plans are a little confusing, as they show the parcels on 28th St. as one parcel and the plans do not show the parcel with the new parking lot being combined to the existing dealer. The cleanest way to do this expansion would be to leave the parcels the way they are today and simply combine the new parking lot to the existing dealer and leave the buildings on 28th Street alone. The project does maintain the emergency vehicle connection from Charlevoix Woods Ct. to 28th Street.

The Township Engineer will need to approve the storm water plan for the new parking lot.

The new parking lot does not meet our interior parking lot landscaping requirements, but we did not apply that to the existing car storage area either.

Extra effort was put into the plan to try to ensure the integrity of the Master Plan by not using any of the property North of the "old" B2 zoning line for anything other than storm water/landscaping and parking, since these activities could occur with other permitted uses in P.U.D. 58. If rezoned to allow for the expansion, the remaining portion of the P.U.D. 58 will still provide the transition that the community residential designation calls for and would not cause a conflict with the residential uses to the North.

Director Peterson recommends the following before proceeding to the Preliminary Development Plan Review (Public Hearing):

1. Maintain the existing parcels for the buildings on 28th St.;
2. Show the new parking area combined to the dealership parcel;
3. Storm water approved by Township Engineer; and
4. Provide a copy of the emergency access easement.

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

Brandon Simon of Nederveld came forward on behalf of Applicant. Mr. Simon gave a brief overview and explanation of the project.

Discussion followed mostly concerning drainage, joinder of two parcels, lighting and landscape buffers.

Mr. Rothell came forward on behalf of Green Castle Properties to assure that there should be no problem with joining the existing dealer to the new parking lot to create one parcel.

No action was required of the Planning Commission at this time, however, they did recommend that before this could go to public hearing, Applicant should address Director Peterson's four recommendations listed above, while adding a fifth recommendation that addresses lighting and landscape buffering for any nearby residential neighborhoods.

ARTICLE 8. Case # 17-3363 Christian Brothers Automotive – Meijer P.U.D. Amendments

Property Address: 5411 28th Street

Requested Action: Recommendation to the Township Board for approval of the P.U.D. Amendment and site plan.

Director Peterson stated that at Public Hearing on June 19, 2017, the Planning Commission awarded preliminary approval of the site plan and instructed staff to write the P.U.D. amendment for the project. The P.U.D. Ordinance has been reviewed by Applicant and addresses all of their comments, as well as the approval from June 19, 2017.

Director Peterson recommended that the Planning Commission forward a positive recommendation to the Township Board for approval of the P.U.D. amendment and site plan.

Vice Chairman Sperla asked if the Applicant would like to come forward.

Mr. Manion of Progressive AE, on behalf of Applicant, did come forward to simply answer any questions should there be any. There were none.

Motion was made by Member Rissi to send a positive recommendation to the Township Board for approval of the P.U.D. amendment and site plan. Supported by Member Mead. Motion carried 7 to 0.

ARTICLE 9. Building Department Question & Answer regarding change in use.

Mr. Brian Wilson, of Cascade Township's Building Department, came forward to answer any questions the Planning Commission may have with regard to a change in use of a building.

ARTICLE 10. Any other business

It was noted by Vice Chairman Sperla and Director Peterson that a new member will be joining the Planning Commission – Mr. Phil Johnson.

ARTICLE 11. Adjournment.

Motion was made by Member Robinson to adjourn. Supported by Member Pennington. Motion carried 7 to 0. The meeting was adjourned at 8:00 p.m.

Respectfully submitted,
Scott Rissi, Secretary