

Minutes

Cascade Charter Township
Planning Commission
Monday, August 8, 2022
7:00 P.M.
2870 Jacksmith Ave SE

ARTICLE 1. Chair Noordyke called the meeting to order at 7:00 P.M.
Members Present: Noordhoek, Moxley, Noordyke, Deering, Rapin, Korstange, Engel
Members Absent: Rowland and Rissi (excused)
Others Present: Planning Director Brian Hilbrands, Zoning Administrator Madison Smith-Jacoby, and those listed on the sign-in sheet.

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda

Motion was made by Member Engel to approve the current agenda. Supported by Member Deering. Motion carried 7 to 0.

ARTICLE 4. Disclose any Conflicts of Interest

There weren't any members with a conflict of interest to disclose.

ARTICLE 5. Approve the Minutes of the July 11, 2022 Meeting

Motion was made by Member Engel to approve the July 11, 2022 meeting minutes. Supported by Member Rapin. Motion carried 7 to 0.

ARTICLE 6. Approve the minutes of the July 18, 2022 Meeting

Motion was made by Member Korstange to approve the July 18, 2022 meeting minutes. Supported by Member Engel. Motion carried 5 to 0. Abstained- Member Rapin and Deering.

ARTICLE 7. Acknowledge visitors and those wishing to speak on non-agenda items.

There weren't any visitors wishing to speak on non-agenda items.

ARTICLE 8. Case #22-3722/Postma

Property Address: 5479 Ranger Hills Dr

Requested Action: The applicant is requesting approval of a Special Use Permit for an accessory building over 832 sq ft.

Zoning Administrator Smith-Jacoby presented the case and explained that the applicants are seeking a Type 1 Special Use Permit for a 30X40ft accessory building. The building will be constructed in their side yard with the height to the midpoint of the roof being 12 ft 6 in. There will also be an access drive leading up to the structure. Vehicles of high quality are intended to be stored in this building and the applicants explained this will

not be used for business or commercial use of any type. Setbacks on the plan are met since it is roughly 50 ft from the side yard and rear yard, and it isn't closer to the front property line than the home.

A building's location, use, style, acreage, lighting impact on neighbors, and impact on the view are all factors considered when making the final decision. Conditions for approval include not using the space for a business or living space and that any outdoor lighting would meet township standards.

Member Deering asked if the access drive needed any other approval from the Planning Department or Kent County Road Commission. Planning Director Hilbrands responded that, since it is a private drive, neither the Township nor the Road Commission will need to issue any further approvals. Neighbors are looking into obtaining a maintenance agreement for the future.

John and David Postma (5479 Ranger Hills), the applicants, explained they have been collecting cars for many years. The style of the building will be similar to the one presented in the packet. Postma stated that the height is in the typical range for a residential build, but if the neighbors have too many complaints, they are willing to adjust their plans. Recessed lighting will be installed and lights will not project outside of the structure. Currently, there are plans to re-side the house so it matches the new garage, and landscaping will be completed. A concrete driveway will be implemented and they will make certain the culvert stays in place, potentially with some reinforcement.

Chair Noordyke said in the application they used the word "museum" which could indicate many people coming to view the cars. The applicant clarified the garage would not be used as a museum, and there won't be any mechanical work or washing of vehicles. He indicated some friends may come to look at the vehicles, but assured the board there wouldn't be a constant flow of people.

Member Moxley asked how many cars would be stored in the garage and Postma said there would be 6.

Motion was made by Member Rapin to go to public hearing. Supported by Member Korstange. Motion carried 7 to 0.

Mary Kuilema (5519 Ranger Hills) is a neighbor of the Postma's and expressed concern about the garage and driveway being built because it would change the look of the neighborhood; she would not be happy about this change.

Armand Sickema (5525 Ranger Hills) is a neighbor of the Postma's and he does not like how close the garage would sit to the neighbors. He stated that the neighbors would be able to hear air conditioning units if they were in the garage. His main concern was with the new driveway creating more surface area for runoff to go downhill to other houses. There have been major flooding issues after the Villas of Ada were built, since they put in a 24 in culvert under Hall St that empties into his backyard. Implementing the new

driveway and pitched roof could create more issues as the water will run downhill. He would like to see the building be smaller and the driveway narrower.

Julie Romance (5530 Ranger Hills), a neighbor of the Postma's, explained she also was impacted by the flooding but she is not certain a garage built with proper drainage would add to the floods. She didn't think the placement of the garage would impact the neighbors and was hopeful that the applicants would do everything tastefully so that they could continue to have a nice community of neighbors.

John Postma addressed the drainage issue, stating that they plan to have gutters on the garage, an 18 in gravel border around the garage, and the driveway will be slanted to the left as opposed to the right. There will also be insulation in the garage, so hearing the air conditioner won't be an issue.

Member Engel asked Postma if he had considered French drains or a different surface material for the driveway. The applicant stated they prefer cement because asphalt disintegrates over time, making it more expensive, and French drains can be installed later if needed.

Motion was made by Member Korstange to close public hearing. Supported by Member Engel. Motion carried 7 to 0.

Chair Noordyke explained to the residents that were present the board's methodology for accepting accessory buildings. They take into account previously collected data on similar cases including the size, location, and acreage of the property. To make these decisions, there is a lot of research done by Staff and Commission Members before the meeting. He also noted that this information is available on the website, in the meeting packet.

Member Korstange asked about the neighboring accessory building and if there is a separate driveway. Staff investigated and found out it was only a 576 sq ft detached building that did not require a permit.

Motion was made by Member Korstange to approve the accessory building with staff recommendations. Supported by Member Engel. Motion carried 7 to 0.

ARTICLE 9. Old Business

Member Korstange will be attending the Township Board meeting to speak regarding the Composting Use Special Use Permit approval.

ARTICLE 10. Any Other Business

Member Deering expressed concern about the flooding issue that was mentioned by residents during the 5479 Ranger Hills Dr case. Planning Director Hilbrands will review the approved implementation of the culvert under Hall St.

Chair Noordyke serves on the PFAS Advisory Committee and mentioned that construction will begin on September 12th, tearing up the streets and connecting some residents to city water. Phase 1, with supply shortages, will be completed in the fall.

Phase 2 will start next year, at an unspecified time, and is federally funded. Residents at this time are not required to switch over to city water, but it will be available.

Member Moxley stated there is property on Cascade Road that continues to have many vehicles parked on the road along it. Zoning Administrator Smith-Jacoby assured the board there has been contact with the property owner. The owner will be listing the property soon and the current renters will likely not reside there any longer.

Select staff members underwent BS&A training to learn how to use the planning and zoning module that the township will now be using. Cases can now be added to the software for easier documentation tracking.

ARTICLE 11. Acknowledge visitors and those wishing to speak

Mary Kuilema (5519 Ranger Hills) inquired about lighting restrictions and said she didn't know she was supposed to have lights facing down. Chair Noordyke suspected that accessory buildings could become problematic, as they are usually close to the edge of the property and the bright lights could disturb neighbors.

ARTICLE 12. Adjournment

Motion was made by Member Deering to adjourn the meeting. Supported by Member Rapin. Motion carried 7 to 0. The meeting adjourned at 7:49 P.M.

Respectfully submitted,

Diedre Deering, Secretary