

MINUTES

Cascade Charter Township Planning Commission
Monday, October 6, 2014
7:00 P.M.

ARTICLE 1. Chairman Pennington called the meeting to order at 7:00 PM.
Members Present: Lewis, Pennington, Rissi, Waalkes, Williams
Members Absent: Hammond, Mead, Robinson, Sperla
Others Present: Planning Director Steve Peterson and others listed on the sign in sheet.

ARTICLE 2. Pledge of Allegiance to the flag.

ARTICLE 3. Approve the current Agenda.

Motion by Member Waalkes to approve the Agenda. Support by Member Lewis. Motion carried 5-0.

ARTICLE 4. Approve the Minutes of the September 8, 2014 meeting.

Motion by Member Lewis to approve the minutes of the September 8, 2014 meeting with corrections. Support by Member Rissi. Motion carried 5-0.

ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items (Comments are limited to five minutes per speaker.)

No one came forward.

**ARTICLE 6. Case #14:3207 Meadowbrooke Business Park Association
Public Hearing**

Property Address: 5794 Broadmoor & 5201 60th Street

Requested Action: The Applicant is requesting to amend the conceptual master plan for Phase II of the Meadowbrooke PUD.

Planner Peterson presented the case. The Applicant is the large office industrial complex on the SW corner of the Township. It is bounded by 60th to the south, 52nd to the North, M-37 to the West and Kraft Avenue to the East. Phase II is the Southern half from 60th to half a mile north. Lacks Enterprises just built their new facility and they want to add another building in Phase II but in order to do that the Master Plan for the area will need some adjustments for the project to move forward. The connector to 60th Street moves to the West and it would connect thru the rest of Meadowbrook to the north and possibly to Town Center Drive and M-37. Basically the same as the current plan, but eliminating the cul-de-sac road going further east and the connector to 60th Street moving slightly

west. I am recommending approval of the Ordinance amendment along with the New Conceptual Master Plan and drawing to the Township Board.

Member Lewis asked if the road would be a public road. Planner Peterson stated that it would be a public road as the roads throughout Meadowbrooke to the North. The developer pays for the original construction of the roads and the Road Commission would then be responsible for maintenance of the roads.

Chairman Pennington asked the Applicant to come forward with comments.

Patrick M. Knight, Lacks Enterprises, came forward on behalf of the Applicant. Chairman Pennington asked if this was a new facility or an extension to the facility. Knight responded that it is a new distribution center.

Motion to open the Public Hearing by Member Waalkes. Support by Member Lewis. Motion carried 5-0

Dennis Lipscomb, 5330 60th Street SE, asked how much additional traffic would be generated. Planner Peterson stated that he didn't have any details as to what the additional traffic would be as they haven't applied for Site Plan approval. 60th Street has been improved to handle the increased traffic capacity as can All Season Road and has the capability to handle additional traffic.

Richard Bonner, 5417 60th Street SE, stated his concern about increased traffic. In the past couple of years they've noticed considerable increases in amount and speed of traffic. Mr. Bonner asked Mr. Knight if there would be any smells in association with this new facility. Mr. Knight stated this is a distribution center only and no manufacturing would be going on at all. Chairman Pennington asked Mr. Knight if he had any idea as to the amount of trucks going in and out. Mr. Knight stated they have rented these facilities in the past and don't have that type of study.

Motion by Member Lewis to close Public Hearing. Support by Member Williams. Motion carried 5-0.

Member Rissi stated he understands the concerns raised by the audience but feels those are better brought up when Lacks Enterprises actually comes to the Planning Commission about building a facility on the site.

Motion by Member Rissi to recommend approval of the PUD amendment for the changes to the conceptual master plan for Phase II of the Meadowbrooke PUD. Support by Member Lewis. Motion carried 5-0.

ARTICLE 7. Case # 14:3210 Drury Hotels

Property Access: 5175/5189 – 28th Street SE

Requested Action: The Applicant is requesting Basic Plan Review to rezone the property to Planned Unit Development for a new 7 story – 180 room Hotel.

Planner Peterson presented the case. Drury Hotel came before the Planning Commission in 2007 with a very similar plan and for whatever reason put that project on hold. This is the former Knights Inn Hotel at 28th Street and I-96. Red Roof Inn is to the west. There was a gas station which Drury Hotel purchased and tore down along with the Knights Inn. There's an existing gas station out front along 28th Street with Bob Evans and the Waterfall Shoppes Development on the other side of 28th Street to the south. As in 2007 this is proposed to be a seven (7) story hotel with 180 rooms. In 2007, the regulations of Cascade Township didn't have a good way of handling taller buildings. The Zoning Code has been updated since then. The Zoning Code now allows for taller buildings that are adjacent to the highway. We have methods to determine the maximum amount of height. We do allow for 48' of height by right. There are several provisions that talk about incentives for making civic or public improvement/benefit. This would allow Drury Hotel to go up to 72' which they need to accommodate the seven (7) story hotel. That provision was not available in 2007. A possible incentive to gain the extra height they need would be to build some improvement that coordinates with what the DDA is doing. The DDA extends down to Patterson Avenue on 28th Street. The Planning Department, as well as the Infrastructure Committee (which is made up of Board Members), have seen an entrance wall idea. The idea being that a stone wall would be constructed similar to the wall at Old 28th Street and Cascade Road. Somewhere on the wall would be space for a sign for Cascade Township. This mimics what the DDA is trying to do in the Village area. Doing something like this would make Drury Hotel eligible for the additional height. There are a couple challenges with this concept. The area in front along 28th Street is the Consumers Power right of way. Drury Hotel would like to use some of that for their parking which creates some challenges for them and for the wall. This is critical to the project because they need to do something that makes them eligible for the additional height. There are still some details that need to be worked out between Drury Hotel, Consumers Power, and MDOT depending on the final plan outcome with the wall concept.

Another difference from the original plan is that they show a pedestrian connection from the Hotel down to a future restaurant or a restaurant pad and eventually out to 28th Street. The idea being they would build the last piece out to 28th Street. The DDA did not do walks on the north side of 28th Street earlier this summer east of that light. The idea was if the DDA builds that last piece then Drury Hotel would build a connector out to that walk as well.

Some of the buffer yards are smaller than we typically see. In other projects Cascade has tried to improve what was there in the past. Planner Peterson stated that's what is being done on the west and south sides. Cascade Township gives them credit for the Consumers Power right of way which allows them to get snug right up to that property line. This allows them a big landscape buffer yard. The buffer yards do allow for some landscaping along the other borders.

Drury Hotel has already contacted GR Ford International Airport officials to talk about building height. They'll need to coordinate with them to get a permit for construction.

The last time Drury Hotel came to the Planning Commission most of that time was spent on how to get out to 28th Street. At that time Drury Hotel didn't have the easement rights to come out to 28th Street to get to the light. Cascade felt that was a crucial part of the project. Drury Hotel has been able to secure that easement. They're closing a couple curb cuts from the old gas station on 28th Street and turning the original access into the Knights Inn to a right in/right out.

Another discussion was signage. Drury Hotel is asking for more footage than our Sign Ordinance allows. From initial discussions Peterson had with the Applicant the plan appears to have significant reductions from the original request in 2007. Peterson gave Drury Hotel signage allowances that Cascade Township has given other larger users along 28th Street (Walmart, D&W, Meijer, Costco Development, Target) and asked them to get more in line with what those businesses are doing. Drury is trying to follow that model now.

Another item that's important, then as now, is that the area out by 28th Street needs signage as well. A small directional sign has been installed with some other projects, most notable, Meijer. Some of the businesses behind Meijer have small directional signs out by 28th Street and Kraft. Peterson stated he'd like them to share space on one of the existing directional signs that are there now. Peterson stated it's important to get signage at the intersection where the access to the location is.

The Township lighting plan limits foot candles to no more than five (5). Most of the Drury Hotel site complies with that but there are two locations that do not: 1) under the entrance canopy, and 2) at the other entrance door. We have allowed exceptions in the past at Costco.

The Township Engineer report has been included and they have met with the Fire Department and the airport.

Chairman Pennington asked for clarification on the 48' with the differing elevations on the site. Planner Peterson stated the way it was measured it will accommodate the site plan. This is measured to the roof and we have allowances for parapet walls to hide the mechanicals.

Chairman Pennington asked the Applicant to come forward with comments.

Joe Pereles, Vice President of Drury Hotels, came forward on behalf of the Applicant. We are a privately held company. We own and operate all of our hotels. We purchased the Knights Inn and the Citgo Gas Station in 2007. We did not have access to 28th Street at the site at that time but in the interim we have been able to obtain dedicated easement rights directly to 28th Street and the stoplight. We have entered a lease with Consumers Energy to accommodate the additional parking we will need on the east side. We will be entering a license with Consumers Energy to landscape the property between our site and the interstate. The elevations of the hotel and the signage that we are proposing are typical for our sites. We have adjusted our signage proposal based on Township requirements. At the east elevation which is where our canopy is, we would normally have 233 sq. ft. and we have adjusted to 192 sq. ft. For the west or rear elevation we have reduced from 233 sq. ft. to 89 sq. ft. The south elevation signage request has been reduced from 133 sq. ft. to 113 sq. ft. The north elevation would typically have 134 sq. ft. and we have reduced it to no signage. In total we are requesting 394 sq. ft. of signage which is less than what is allowed. We are proposing a pylon sign on 28th Street which would advertise our Hotel as well as the restaurant that will be on site. We typically have 300 sq. ft. but we have reduced it substantially to 125 sq. ft. The hotel itself will have meeting rooms, two (2) room suites, king and queen rooms, and indoor/outdoor pool. We have additional amenities that are all inclusive in our rates. Our height is 72' 10" and we have not been able to adjust down the 10".

Member Lewis asked if most of the hotels have a free standing restaurant out front or is the restaurant included in the building. Mr. Pereles responded that the vast majority of their hotels have a free standing restaurant. Member Lewis asked if they plan to have a restaurant that serves alcohol on the site. Mr. Pereles stated that they prefer to have an independent restaurant that is able to serve alcohol on site.

Member Lewis stated he feels the meeting space is a definite plus as this area needs meeting space for our business people.

Member Williams stated that the service at the Drury Hotels is excellent and this hotel would be a wonderful addition to Cascade Township.

Chairman Pennington stated that he appreciates they're forthcoming with the 10" inch discrepancy with the height of the building. He asked if they had looked at the elevation of the highway in meeting the requirements. Mr. Pereles stated that they fall within the height requirements based on elevation.

Member Williams asked if there were any issues with the entry wall idea. Mr. Pereles stated there are two design options. The transmission company has ownership of the wires and there is an agreement which states they have to approve the design. If we do not hear from them in 30 days we can continue. If they do not approve we will use our secondary location.

Chairman Pennington asked that the developer work with staff to provide the required information in order to proceed to Public Hearing.

ARTICLE 8: Case #14:3208 Thornapple Hilltop
Property Address: 6868 Cascade Road
Requested Action: The Applicant is requesting Basic Plan Review to rezone the property to Planned Unit Development for an eight (8) unit residential project.

Planner Peterson presented the case. The property is located on the south side of Old 28th Street just south of Portabella Road. The proposal is for a small residential project. Their Master Plan idea shows they own the Windsor Cottage Building and their eventual plans to remove the structure and do a different mixed use building. Right now we are simply looking at this portion of the project. The overview has been provided to show their total project.

This project is 2- 4 unit buildings. The units themselves are about 1,700 sq. ft. each with three (3) bedrooms. Access to the site is from Overlook Summit Drive. Overlook Summit has access to 13 units and this would be an added 8 for a total of 21 residential units. We try to limit dead end roads to 19 with 20 needing a second access road. We have granted exceptions to this and 21 units is at the low end of the variances granted. The project itself is 4.2 units per acre. The site is roughly 2 acres. The B1 zoning district allows for residential uses by right or Special Use Permit. They can actually do this project with a Special Use Permit. The reason they're not asking for a Special Use Permit is because they have a few additional exceptions that they're asking for. The site is being developed at a more traditional setback rather than the Village setback where the setbacks are closer to the road for more of a village feel. The plan does include a pedestrian connection along the NE section of the site. Their plan shows how the pedestrian connection serves the future site as well.

They've included their landscaping plan which shows significant landscaping along the drive itself. As the site develops, what's out there now would be cut

down and then re-landscaped. Peterson stated this isn't the type of project that warrants a traffic study because there are only eight (8) units. If the Planning Commission wants a traffic study done this would be the time to require it. Before the Public Hearing they have to work with the Township Engineer on storm water retention and they need to have the Fire Department sign off on the project.

Chairman Pennington asked if the road complies with the private road ordinance. Planner Peterson stated it did except for the number of units on the dead end road. The Summit has ownership and the developer has a permanent easement for access on the road. Maintenance has been shared up to this point but I don't know if it's a formal agreement.

Member Waalkes asked if there would be a sign out on 28th Street. Planner Peterson stated they didn't own the property so a sign at Old 28th Street would require a variance.

Member Williams asked if there was any possibility for another exit point. Planner Peterson stated that due to the geography it would be extremely difficult.

Chairman Pennington asked the Applicant to come forward with comments.

Steve Witte, Nederveld PLC representing GL Place LLC, spoke on behalf of the Applicant. The reason we're going to the PUD is the Village Commercial zoning has different setbacks than the traditional setting that we envision. The topography of the site also prohibits the setbacks. No signs are proposed at this time. The site may start out as rentals with the ability to purchase at a later date. One clarification I would like to make is that there are two (2) owners of the private drive. There are two (2) different easement documents: one allows us unlimited access and the other limits our access to the property to the north within 100' of the site. To be safe we'll do a single entrance and fill in the other area with landscaping. The fire department has requested an additional fire hydrant which we will accommodate.

Member Lewis asked the width of the road. Mr. Witte responded it is 22' wide. This is fairly typical of private road width.

Chairman Pennington stated he would prefer that both entrances be available. Larger vehicles like fire trucks would have difficulty navigating the turn.

The renderings of the site were viewed and discussed. Chairman Pennington requested further consideration prior to the Public Hearing on the possibility of moving the lot line in order to maintain the double entry point.

Chairman Pennington asked that the developer work with staff to provide the required information in order to proceed to Public Hearing.

ARTICLE 9. Case # 14:3199 Zoning Amendment – Brew Pubs

Public Hearing

Requested Action: The Township is considering possible amendments to the Zoning Ordinance to deal with brew pubs, microbrews, etc.

Planner Peterson directed commissioners to page 82 of 93 which includes a chart for the Brew Pub. Peterson made a change for “micro-brew” and “micro-distillery”. This would provide these uses in the township which we don’t currently have. Peterson stated the township would like to work in conjunction with some of the liquor ordinance changes we’re making. The change he’s made since the commissioners last met are “micro-brew” and “micro-distillery” to be added as a use by right in the transitional industrial zoning district the “micro-brew, micro-distillery”. When first presented Peterson had them as a Special Use Permit. After looking at it again he felt it didn’t make sense to call a business “microbrew” and require them to have a Special Use Permit only to have them exceed 60,000 barrels which would allow them to go into the Industrial Zoning District as a manufacturer as use by right. Peterson included in the commissioners packets the “legal document” of the actual ordinance in order for them to see where each new definition would be added into the ordinance. He also included the existing chapters so the commissioners could see if some of them were subsection 7, 8, 9 to be added to those particular areas. The uses allowed in the Expressway Service Zoning Districts are allowed because the township allows everything in the B2 in the ES. The parking section includes an update of the chart of the table to include “micro-brew”, brew pub. Cascade Township does have the other uses “tavern”, “restaurant” included in the Zoning Ordinance definition. Peterson stated this is in line with what the township wants to do and would offer some other options and possibilities for redevelopment, especially in the village area. Member Lewis stated when this was first discussed as a micro-brew operation it was permitted as a Special Use Permit out on Patterson and Star and would technically be grandfathered in as they would fit the definition of a brew-pub. They would be “legal, non-conforming” which means they can continue to operate there.

Member Waalkes stated the State doesn’t seem to have the lower limits of micro-brewery, it’s anything up to 60,000. Do you graduate from 5,000 – 60,000? Steve stated the township, not the state, wanted the distinction so if a

business was smaller, say a brew-pub, it would be allowed by right in other zones. The state's definition of brew-pub is 5,000 barrels. The state also requires a Class C tavern license for a brew-pub which has to have a restaurant attached to it. If for example Schmohz, which is a micro-brewery, even though they're less than 5,000 barrels they don't do food. They do just the brew.

Motion by Member Rissi to open the public hearing. Support by Member Williams. Motion carried 5-0.

No one wished to address the Planning Commission on this issue.

Motion by Member Rissi to close the public hearing. Support by Member Williams. Motion carried 5-0.

Member Waalkes asked Planner Peterson if any notices had been printed in the paper. Peterson stated this public hearing was noticed in the paper and it's published on the township website. However the township doesn't mail out notices to any particular property owners because this was a zoning text change. Peterson didn't receive any calls or questions in regard to the notice. If Peterson doesn't receive any calls or questions the township is not required to hold a public hearing at the Board level.

Member Waalkes made a motion that the Planning Commission recommend approval to the Township Board to make amendments to the Zoning Ordinance to deal with brew pubs, microbrews. Support by Member Lewis. Motion carried 5-0.

ARTICLE 10. Adjournment

Motion by Member Waalkes to adjourn. Support by Member Rissi. Motion carried. Motion carried 5-0.

Respectfully submitted,
Aaron Mead, Secretary

Ann Seykora/Debra Groendyk
Planning Administrative Assistant