

MINUTES

Cascade Charter Township Planning Commission
Monday, June 6, 2016 – 7:00 p.m.
Cascade Library Wisner Center

ARTICLE 1. Chairman Waalkes called the meeting to order at 7:00 p.m.
Members Present: Katsma, Lewis, Mead, Pennington, Rissi, Robinson, and Sperla
Members Absent: Williams
Others Present: Steve Peterson (Community Development Director), and others listed on the sign in sheet.

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda.

Motion by Member Robinson to approve Agenda. Supported by Member Lewis.
Motion carried 8 to 0.

ARTICLE 4. Approve the Minutes of the May 16, 2016 meeting.

Member Rissi noted a couple minor corrections (typos).

Motion by Member Sperla to approve the minutes of May 16, 2016, with corrections. Supported by Member Mead.

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

No one wished to speak on a non-agenda item.

ARTICLE 6. Case #14:3208 Thornapple Hilltop / PUD

Property Address: 6868 Cascade Rd.

Requested Action: The applicant is requesting an extension of site plan approval for another year.

Director Peterson stated that Cascade Township Ordinance requires that they start construction within a year or possibly lose their approval. The year has gone by. They did ask the Board for the extension. The Board separated the PUD ordinance and the site plan approval, which is unique. The Board has granted extensions, but that the Board felt the applicant had simply not met

the timeline requirement of filing within a year. Essentially, they allowed the PUD ordinance to be extended, they did not approve the site plan. He advised the board in reference to the site plan, the only standard the Board should use is if there have been any changes to laws, prevailing conditions, ordinances, etc. that would change the project. Nothing has changed, so Director Peterson recommended approval of the site plan and they be allowed to continue under the approval that the Township had granted before.

Member Sperla inquired about an issue that came up before boundary lines with approved before and if that was rectified. Peterson stated that was not part of the project but that might happen in the future. Member Sperla felt it was discrepancy in the legal descriptions that the engineers were still working on. Member Sperla wanted this cleaned up in this process. Director Peterson felt that at that time it was not something that should be cleaned up, but something that they needed to figure out what the discrepancy was between the legal descriptions.

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

Steve Witte of Nederveld representing Thornapple Hilltop. Concerning the Member Sperla inquiry, Mr. Witte showed the gap between Thornapple Hilltop and property owned by Mr. Growney and stated that legal descriptions have been completed and given to the title company. He is not sure if that was ever resolved, but that it has nothing to do with the current project. Mr. Witte noted that within a month or so, you'll actually see the mixed use building, the second phase along the Thornapple River. Then at that time it'll be all cleaned up and connected.

Member Sperla also noticed that the ordinance provision does say it has to be good cause. He stated he saw document and material that was submitted saying there were health issues for the delay and he felt that was good enough cause to grant the extension.

Chairman Waalkes stated they were being asked to extend the site plan for another year, noting that nothing has changed in the ordinances, regulations, etc. The site plan has not changed and are reapproving the exact site plan presented one year prior.

Member Sperla moved to reapprove the site plan. Supported by Member Mead. Motion to approve carries 8-0

ARTICLE 7. Case #16:3305 Cascade Hospitality – Spruce Meadows

Property Address: 5375 28th Street Ct.

Requested Action: The applicant is requesting to amend the Spruce Meadows PUD to allow for new hotel.

To begin, it was noted that the Agenda for today was incorrect in that this was slated for Public Hearing. That is not the case.

Director Peterson stated the applicant is requesting Basic Plan Review in order to construct a new hotel. The site was originally approved for a hotel. However, only the foundation was built. That foundation must now be removed and the new hotel does not fit in the exact footprint so they are asking for a few changes to the PUD Ordinance in order to fit the new hotel. The changes to the PUD would be building height, number of rooms (an additional 14), rear setback, side bufferyard, and front bufferyard.

One of the big drivers of the current regulation was the fact that the area to the North was zoned residential. Now that the YMCA has developed the area to the North, those concerns are no longer present.

Given the number of exceptions to the PUD he feels it was more appropriate to proceed with the PUD amendment process rather than seek variances.

The Master Plan designation for this property is general commercial but is bounded on the South and West by highway commercial. The general commercial designation is our typical 28th Street commercial and highway commercial is more reflective of the expressway service zoning district. Other than the additional 5 feet of building height (which would be allowed in the ES zone) the project is in line with the general commercial designation. The fact that the highway commercial designation is adjacent to the property and the residential use to the North is no longer a possibility, the blending of the two Master Plan Designations would seem appropriate.

Director Peterson also felt that discussion should ensue as to whether or not a traffic study should be required, given the change in the project. In general, for projects that are compliant with the Master Plan, we have not required traffic studies. However, if the Commission feels that a traffic study is warranted due to the changes they are seeking, what type of study needs to be identified. He does not believe one is appropriate for this project. The surrounding roads have the capacity to address the traffic from a hotel. The Township Board has already asked the KCRC to address the paving issues on Kraft Avenue and the KCRC is already looking into possible changes to the timing of the lights at Kraft and 28th Street Intersection.

The applicant has indicated that the storm water from the site will be addressed and improved to comply with our storm water ordinance. This area is handled by regional storm water system that will need to be approved by the KCDC.

Before proceeding to the Preliminary Development plan review, a public hearing, Director Peterson recommends that the Planning Commission address: (1) the need for a traffic study, (2) have the applicant provide the required site plan information, and (3) approval from the KCDC for storm water information plan.

Chairman Waalkes asked that the Applicant come forward with comments.

Andy Andre, the engineer for the owner came forward to introduce the project. Mr. Andre indicated that he did not have much to add to the staff report but did comment that a traffic study did seem warranted given the low amount of change from the current approved hotel as well as the work that the KCRC is already doing.

Discussion ensued amount the commission and it was felt that the project was ready to proceed to the public hearing once they provide the required information as listed by staff. Furthermore, the Commission did feel that a traffic study was necessary.

No action was required by the Planning Commission at this point.

ARTICLE 8.

Case #16-3309 Riebel / PUD Redwood

Property Address: 6370 28th Street

Requested Action: The applicant is requesting to amend the Riebel development to allow a 60-unit apartment development.

To begin, it was noted that the Agenda for today was incorrect in that this was slated for Public Hearing. That is not the case.

Director Peterson stated that the Applicant is requesting a Basic Plan Review in order to construct 60 new apartment buildings and one manager unit. The original project allowed for the area behind Pizza Hut, Macatawa Bank and Culvers to be developed into a mix of office, restaurant and retail. That portion of the project has never been done. They are now asking to modify the PUD to allow the multifamily development.

One of the design elements of the Riebel Development PUD was to increase pedestrian non-motorized connections into and throughout the development. The current design could be improved to provide more pedestrian access out

to 28th Street. Director Peterson has given the Applicant one idea already on how to achieve this goal.

The current Master Plan designation for this property is Mixed Use. This designation is a reflection of the uses that are already there. This project does not change that and would not be inconsistent with the Master Plan.

Director Peterson feels discussions should be held regarding whether or not to require a traffic study given the change in the project. In general, an apartment project would include an increase of about 6 trips per day per unit. This section of 28th Street does not experience a capacity issue. He does not believe this project warrants a traffic study given the size and location of this project.

Concerning the storm water design, this was never completed for the existing site to address this portion of the project and some of the changes to the storm water ordinance will require that system be redesigned to meet the current requirements.

Before proceeding to the Preliminary Development plan review, a public hearing, Director Peterson recommends that the Planning Commission address: (1) The Applicant provide the required site plan information; (2) revise the site plan to include the necessary storm water information, (3) the need for a traffic study, and (4) provide a sidewalk system in the project to connect all of the units to the internal sidewalk system rather than using the road.

Chairman Waalkes asked that the Applicant come forward with comments.

The Applicant, Mr. Richard Batt, came forward and made a PowerPoint presentation concerning the aesthetics, layouts of the units, type of residents, price points for these units. Mr. Batt indicated that the project that they just completed behind Walmart filled up faster than any other project they have in their portfolio

After a discussion among the commission it was determined that a traffic study was not needed since this project is in line with the masterplan. The commission determined that the project was ready to proceed to the public hearing phase once the items listed in the staff report are obtained.

No action was required by the Planning Commission at this point.

ARTICLE 9. Any other business

Member Sperla asked if anyone had read an article concerning traffic in the Grand Rapids Press. A discussion commenced.

ARTICLE 10. Adjournment

Motion made by Member Rissi to adjourn. Supported by Member Sperta.

Motion carried 8-0.

Meeting adjourned at 8:35 p.m.

Respectfully submitted,
Scott Rissi, Secretary