

MINUTES

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

ARTICLE 1. Vice Chairman Sperla called the meeting to order at 7:00 P.M.
Members Present: Sperla, Johnson, Katsma, Lewis, Mead, Pennington, Rissi, Robinson, 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 Pennington. Motion carried 9 to 0.

ARTICLE 4. Approve the Minutes of the July 17, 2017 Meeting.

Motion was made by Member Mead to approve the Minutes as written. Supported by Member Robinson. 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 #16-3309 Reibel PUD-Redwood

Property Address: 6370 28th Street SE

Requested Action: To consider approval of preliminary P.U.D. amendment to include 61 new apartments.

Director Peterson stated that the Applicant is requesting approval of a Preliminary P.U.D. amendment in order to construct a 60-unit apartment complex 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.

This project came up for Public Hearing in August of 2016. At that time, the Board tabled their decision until the Township Engineer approved the plan.

The Township Engineer has approved the plan and staff is now looking for the Board's decision.

Director Peterson recommends the Board approve the amended plan to include the apartments. If approved, staff will prepare the P.U.D. Ordinance for the Board's review and recommendation to the Township Board.

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

Ms. Kellie McIver came forward to give a brief overview of the project to refresh the Board's memory of the project because it had been several months since it had come before them.

Motion was made by Member Mead to approve the amended plan to include the new apartments and that Staff proceed with the preparation of the P.U.D. ordinance amendment. Supported by Member Lewis. Motion carried 9-0.

ARTICLE 7. Case #17-3391 Town Center Inn & Suites

Property Address: 4834 & 4888 Town Center Drive S.E.

Requested Action: The Applicant is requesting site plan approval for two new hotels at 4850 and 4888 Town Center Drive.

Director Peterson stated that Applicant is requesting site plan approval in order to construct two hotels. Marriott Town Place Suites (102 rooms) and Holiday Inn Express and Suites (114 rooms).

This is the same developer who is building the new hotels next to Meijer. The same hotels will be for this project.

Meadowbrooke allows for the following:

1. hotels as a permitted use and two principal structures on the same property, provided that it is directly related to the principle use or enterprise on the lot. (Both are full service hotels.)
2. structures to be 45 feet tall with the allowance for one hotel to be 70 feet tall. (The Marriott is 41.6 feet tall and the Holiday Inn Express is 40 feet tall to the roof line.)
3. screening walls to be an additional 15 feet tall. (Marriott will have screening up to an additional 15 feet. Holiday Inn Express will have an additional 5 feet.)

This project has also taken advantage of a ZBA interpretation that permits side yard buffers to be as small as 10 feet. It will also have some reduced setbacks due to the wetlands on the property.

Currently, the property consists of two separate properties, which will be combined into one piece to avoid the need to make adjustments for interior setbacks. With the approval of the neighboring mixed use project, this developer has agreed to install 7' wide sidewalks along his frontage in order to connect to the sidewalk for the mixed use project.

The site has been designed to meet the storm water ordinance and has been reviewed and approved by the Township Engineer and the Township Fire Department. A maintenance agreement will be required. The Gerald R. Ford Airport staff has been made aware of the project and has indicated only the need for construction permits. The Meadowbrooke Review Board has also reviewed and approved the project.

Director Peterson recommends approval of the site plan with the following conditions:

1. Compliance with the Township Engineer's report;
2. Record the storm water maintenance agreement prior to a building permit being issued; and
3. Combine the property within the next 30 days.

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

Mr. Dave Ziomkowski came forward on behalf of Applicant to simply answer any questions posed by the Board.

Discussion followed mostly concerning the type of hotels, signage, and timeline to build them.

Motion was made by Member Robinson to approve the site plan with Director Peterson's conditions listed above. Supported by Member Rissi. Motion carried 9-0.

ARTICLE 8.

Case # 17-3392 Freedom Reins Farm

Property Address: 8585 52nd Street S.E.

Requested Action: The Applicant is requesting to develop 13 detached single family site condominium projects.

Director Peterson stated that Applicant is requesting a Sketch Plan Review in order to develop a new subdivision on approximately 43 acres for a Site Condominium project called Freedom Reins. This subdivision would consist of 13 single-family site condo units. The property is zoned ARC, and is Master Planned as Suburban Residential.

The Applicant has drawn a sketch plan showing how the property could be developed with 13 lots using 50% open space with a minimum of 50,000 sq. ft. per lot. The Applicant is attempting to do this subdivision "by-right" and therefore does not need to rezone the property. Applicant has stated they will demonstrate how they meet the subdivision ordinance as the project proceeds.

The development will be served by wells and septic. They will need approval from the KCHD. The project is inside the utility service boundary, but is miles away from any existing sewer/water lines. The Township Engineer would need to approve the storm water plan.

The open space that is being provided is mainly located along the rear of the property adjacent to I-96. The development will be utilizing private streets. Developer will need to comply with the private street ordinance, as well as the KCRC for the names of the streets. The location of the curb cut will also need to be approved by the KCRC. No sidewalks are planned for the project, and will not connect to any planned or future pathways.

Since the Applicant has yet to submit all of the required information for preliminary tentative approval, we are reviewing this as a sketch plan only. Once all of the required information is submitted, it will be scheduled for preliminary tentative approval.

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

Mr. Jim Morgan came forward on behalf of Applicant and gave a brief overall summarization of the development and how important it was to them to preserve the open space, which includes woods and a creek.

A short discussion followed concerning mostly of size, price range, and whether it would be lot and/or specs.

No action was required by the Board at this time.

ARTICLE 9. Case #17-3395 Remark Real Estate P.U.D. Rezoning

Property Address: 5039 28th Street S.E.

Requested Action: The Applicant is requesting to rezone the property to a Planned Unit Development to allow two separate buildings.

Director Peterson stated that the Applicant is requesting Basic Plan Review in order to develop the site into two separate restaurants. Currently, an occupied iHOP and an unoccupied Don Julio restaurant are on the site. The would like to maintain the iHOP portion of the building and remove the Don Julio portion of the building to accommodate a new Wendy's restaurant.

The site was originally developed in 2002 and allowed for one large building that could meet our requirements and allow for two restaurant sites. The proposal now would allow two small restaurants on their own parcel. This change would require several exemptions from the ordinance requirements, which seems to be driven by the need to have a drive-thru.

The site has adequate parking for the two proposed restaurants. A total of 162 parking spaces are planned and 81 would be required. The total sizes of the buildings are roughly the same as it was when it was one building. The purchase agreement includes a shared parking agreement, although it is a little unclear if it includes all of the parking on the property. This should be clarified.

The Township held a meeting with the property owners in the area to see what type of interest they had in making Northern Drive a public road. The DDA has it on their plan to asset with traffic flow in the area. The plan would include a connection and extension of

Starr Street to make this happen. If the plan were to move forward, Director Peterson would insist on an agreement that they participate in a SAD for the extension and conversion of the road to connect to Starr Street and become public. Also, shown on the plan is an additional curb cut to Northern Drive with a right in only movement. This would also require an exception. The plan also shows a new sidewalk along Northern Industrial Drive.

The new plan does not meet some of the underlying zoning regulations. These deviations from the ordinance are:

1. Parcel Size: iHOP is (1.24 acres), Wendys (1.63 acres) – a minimum of 3 acres is required under the ordinance.
2. Setbacks: proposed 55 foot front setback for Wendy's from Northern Industrial Drive – 100 foot front setback is required under the ordinance.
3. Signs – proposed 20 feet – 25 feet is required under the ordinance.
4. Curb Cut - proposed 50 feet – 150 feet is required under the ordinance.

Storm water will need to be reviewed the Township Engineer to be sure it is in compliance.

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

1. Elimination of the new curb cut;
2. Have the Applicant provide the required site plan information;
3. Approval from the Township Engineer for storm water;
4. Provide a sign plan.
5. Clarify shared parking to include all of the parking on the property.
6. Agree to participate in a SAD for the extension and conversion of the road to connect to Starr Street and become public.

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

Mr. Brian Sinnott came forward on behalf of Applicant to give a summary of the project and address and concerns the Board may have.

Extensive discussions followed concerning mostly the large difference in the curb cut. The difference between what is proposed and what is required is 100 feet, which is significant. The problem is that it cannot be any longer than 50 feet because of the layout and design, At 50 feet, there could be backups leading into the street because of the volume of cars to the restaurants.

Mr. Doug Poland came forward to explain how important it was to keep that curb cut and why it could not be eliminated. He did not feel any backups would occur because both restaurants had different busy times. A concern for them was the route cars would

need to go to get to and from the drive-thru and exiting of other diners. Without that curb cut, cars would need to circle the building nearly twice, which they feel is inconvenient for the patrons and the business.

No action was required at this time by the Board, however, it was suggested that Applicant try to come up with alternative for the curb cut or lengthen it before this is set for public hearing.

ARTICLE 10. Any other business

Next meeting will be August 21, 2017

ARTICLE 11. Adjournment.

**Motion was made by Member Mead to adjourn. Supported by Member Williams.
Motion carried 9 to 0. The meeting was adjourned at 8:15 p.m.**

Respectfully submitted,
Scott Rissi, Secretary