

MINUTES
Cascade Charter Township Planning Commission
Monday, June 15, 2009
7:00 p.m.

- ARTICLE 1.** Chairman Robinson called the meeting to order at 7:00 p.m.
Members Present: Hammond, Lewis, Logue, McCarthy,
McDonald, Pennington, Robinson, Sperla, Waalkes.
Members Absent: None.
Others Present: Township Planning Director Peterson and
Members of the Public.
- ARTICLE 2.** Chairman Robinson led the Pledge of Allegiance to the Flag.
- ARTICLE 3.** **Approval of the Agenda for the June 15, 2009 Planning
Commission Meeting.**
Chairman Robinson requested a motion for the approval of the
June 15, 2009 Agenda.
- Motion was made by Member Lewis and supported by
Member Waalkes to approve the Agenda as presented. Motion
carried unanimously.**
- ARTICLE 4.** **Approval of the Minutes from the June 1, 2009 Meeting.**
Chairman Robinson asked if there were any corrections to the June
1st Minutes or requested a motion for approval.
- Member McCarthy said she had a few grammatical corrections.
Planning Director Peterson confirmed receipt of the email earlier
in the day.
- Member Logue noted on Page 5 in the second paragraph, the
second reference to Member Logue should be corrected to Member
Sperla.
- Also on Page 10 towards the bottom beginning with “Member
Logue”, he asked that it read as “Member Logue did not want this
to be a stumbling block that prevented a sale.”
- Motion was made by Member Sperla and supported by
Member Hammond to approve the June 1, 2009 Minutes as
corrected. Motion carried unanimously.**

ARTICLE 5.

**Case # 09-2969: Tony Angelo Cement Construction
(PUBLIC HEARING)**

Address of Property: 4949 South Complex Drive

Requested Action: The Applicant is requesting a Type II Special Use Permit for a temporary concrete plant located at 4949 South Complex Drive.

Chairman Robinson noted in this case, the Planning Commission is to provide a recommendation to the Township Board.

Planning Director Peterson noted that the Township does not see these requests frequently; the last one was requested when the 36th Street interchange was constructed and the Township approved a similar set-up on the south side of 36th Street and Kraft Avenue.

Planning Director Peterson said the operation would only be operational for approximately seven (7) days during this two (2) month period and is needed for the work being done on Patterson Ave. between Burton and 28th Street.

The location for this project is by the Kent County Road Commission (KCRC) South Complex Facility by Patterson Ave. and Burton St.

The access to the site is right off the KCRC's drive that connects to Patterson Ave. and Planning Director Peterson does not believe this project would cause any disruption to the adjacent properties or be an unusual activity for the site.

The Township Fire Department and Engineers have reviewed the site plan along with the Gerald R. Ford International Airport staff. Planning Director Peterson referred to the comment in Staff's report noting that the Airport should review and approve the plan prior to its operating. The Airport has essentially approved the plan, however there is more paperwork that needs to be completed to the FAA.

Staff recommends that the Planning Commission provide a favorable recommendation to the Township Board for a Type II Special Use Permit for a temporary concrete plant located at 4949 South Complex Drive with the condition that the Applicant receives final approval from the Airport prior to its operating.

Member Lewis asked if the County owns the property and Planning Director Peterson said it is not right-of-way and this is a piece of property where their office is located. The County did contact the Township's office to make them aware of the project

and to ensure that the Applicant's properly applied for the Type II Special Use Permit.

Applicant Andrew DeFinis, representative of Tony Angelo Cement Construction, was available for questions from the Planning Commission.

Member Sperla asked if the raw materials being used for the concrete would be trucked in or if they would be utilizing existing raw materials on the site. The Applicant said there would be approximately ten (10) loads a day brought in during the seven (7) operational days.

Chairman Robinson clarified that the temporary concrete plant would be on the site for approximately two (2) months and only in operation for seven (7) days out of those two (2) months and the Applicant said that is correct.

Member Sperla asked if the portable equipment is used for crushing or if the stone would be crushed off site and the Applicant said it would be all crushed off site.

Member Hammond asked the Applicant that when they pour the section of Patterson, he would anticipate a moderate flow of traffic in/out on South Complex Drive and asked if that is correct and the Applicant agreed. Member Hammond asked the Applicant if they have reviewed traffic flow and patterns on this section of Patterson as it is typically busy and the Applicant said the section would be marked with truck crossing signs and other visuals to alert drivers of the construction in the area.

Member Sperla asked what the hours of operation would be for the plant and the Applicant said he anticipates from 7 a.m. until 7 p.m. or whatever the Township ordinances are. Planning Director Peterson noted that the Township does not have any ordinances regarding hours of operation in the industrial zoning district.

Member Pennington asked if this is solely for the purpose of the construction on Patterson Avenue and not any other projects in the area and the Applicant said that was correct.

Motion was made by Member Lewis and supported by Member McDonald to open the Public Hearing. Motion carried unanimously.

Staff reported there were no phone calls or letters received at the Township Office.

Motion was made by Member McDonald and supported by Member Lewis to close the Public Hearing. Motion carried unanimously.

Member Hammond noted he has a concern with the trucks crossing Patterson Ave. He would like the Applicant to put up truck crossing signs and any other visuals so people are aware of the construction and trucks for their safety. The Applicant said that is acceptable and he will have the appropriate signage that would warn drivers. Planning Director Peterson noted that the KCRC would have to approve the signage.

Motion was made by Member Sperla and supported by Member Lewis motioned for a favorable recommendation to the Township Board to allow a Type II Special Use Permit for a temporary concrete batch plant located at 4949 South Complex Drive with the conditions:

- 1) **Appropriate traffic control signage be installed on Patterson Avenue subject to KCRC's approval.**
- 2) **The Applicant obtains Gerald R. Ford International Airport's approval.**

Chairman Robinson called for the Planning Commissions' vote with **all in favor and none opposed. Motion carried.**

ARTICLE 6.

**Case # 09-2968: Karol Cooley
(TABLED June 1, 2009)**

Address of Property: 3404 Glenstone Ct.

Requested Action: The Applicant is requesting a Special Use Permit to allow the construction of a fence in the front yard taller than 4-feet high. The Applicant has requested a 6-foot tall fence.

Chairman Robinson requested a motion to remove Case # 09-2968: Karol Cooley from the table.

Motion was made by Member Waalkes and supported by Member McCarthy to remove Case # 09-2968: Karol Cooley from the table. Motion carried unanimously.

Planning Director Peterson noted that this case was tabled at the June 1, 2009 meeting and had asked the Applicant at that time to obtain more information and documentation for the project.

One item was for the Applicant to obtain formal approval from the Association for the fence. Within the Commissions' packets is a copy of a letter from the Association approving the fence.

The Applicant has also supplied a diagram of the fence; there are varying areas where the fence will be four (4) to six (6) feet high. Planning Director Peterson noted the fence is four (4) feet high by the house and six (6) feet high along Thornapple River Drive and it is a chain link fence.

Since six (6) foot tall fencing is appropriate along Thornapple River Drive and the Applicant has also obtained the Association's approval, Staff recommends approval.

Member McDonald asked the Applicant the color of the chain link fence and Applicant Cooley said the potential homebuyer has not indicated a specific color other than he has the desire to blend it in with the landscaping there.

Motion was made by Member Waalkes and supported by Member Logue to approve the Applicant's request for a Special Use Permit to allow the construction of a fence in the front yard taller of 3404 Glenstone Ct. taller than four (4), with a maximum of six (6) feet.

Chairman Robinson called for the Planning Commissions' vote with **all in favor and none opposed. Motion carried.**

ARTICLE 7. Any Other Business.

Chairman Robinson opened the meeting for any other business. There was no other business of the Planning Commission.

Member Sperla asked if the Tassell Street Park was going before the Township Board on June 24th and Planning Director Peterson said it is. Member Sperla asked what type of feedback the Township has been receiving regarding the project and Planning Director Peterson said he has received a few call ins. The plans are displayed in the lobby area of the Township's office but he has not heard a lot.

Member Sperla said he has heard some comments from the Windcrest residents regarding the parking area. Planning Director Peterson said the Board would be taking people's comments at the meeting on the 24th with a final vote on July 8th.

Member Sperla asked if they have a projected cost and if this would be coming out of the general fund. Planning Director Peterson said they have projected costs and when the Township bonded there were some funds put aside, approximately \$350,000.

Member Sperla asked if there were concrete paths and Planning Director Peterson noted a planned paved path up Burton Street.

Other plans include using some of the buildings for restrooms, picnic tables and moving some of the vinyl fencing to help establish the public from private space. There have also been discussions in moving the large caretaker's house.

Member Sperla asked how the other property was progressing and Planning Director Peterson said it is tied up with the State grant. He does not believe there will be a lot of study needed on this property versus the Tassell Park property as much of the planning was developed for the grant.

Member Sperla asked if the Tassell Park is fenced and Planning Director Peterson said there is perimeter fencing and some interior fencing already and the Township would install gates to control access.

Member McCarthy asked what happened to the BP gas station. Planning Director Peterson said the gas station was sold and will reopen in two (2) weeks.

ARTICLE 8.

Adjournment

Chairman Robinson requested a motion for adjournment.

Motion was made by Member Hammond and supported by Member McDonald to adjourn. Motion carried unanimously and the meeting was adjourned at 7:47 p.m.

Respectfully submitted,

John Sperla, Secretary

Lisa Hern, Recording Secretary