

MINUTES
Cascade Charter Township
Planning Commission
Monday, November 11, 2019
7:00 P.M.

ARTICLE 1. Chairman Sperla called the meeting to order at 7:00 P.M.
Members Present: Johnson, Katsma, Lewis, Noordyke, Pennington, Rissi, Moxley, and Sperla
Members Absent: Krieter
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 Lewis to approve the Agenda. Supported by Member Katsma. Motion carried 8 to 0.

ARTICLE 4. Approve the Minutes of the October 7, 2019 meeting.

Motion was made by Member Johnson to approve the Minutes of the October 7, 2019 Meeting. Supported by Member Rissi. Motion carried 8-0.

ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.

No visitors came forward.

ARTICLE 6. Case #19-3561 Jeffrey Hayes

Public Hearing

Property Address: 3570 Buttrick Ave

Requested Action: The Applicant is requesting a Special Use Permit to construct an accessory building over 832 sq ft.

Director Peterson stated that this area is part of the Quailridge Golf Course. The PUD does allow for accessory buildings. Director Peterson stated that the site plan shows the building is proposed to be a little over 50 feet away from the rear and side property line, and it is behind the house. With less than 3 acres, it is the only building. The application does state there is a small building that will be taken down upon completion of this new building. Director Peterson states this is typical, and has been done many times before. Director Peterson describes the building size and metal exterior as both being normal for this area.

Director Peterson recommends approval of the special use permit as required with the following conditions:

1. The building can not be used to run a business out of;
2. The building cannot be used for living space;
3. Any outdoor lighting meets township regulations;
4. The "old" building be removed within 30 days of the completion of the new one.

Chairman Sperla invited the applicant to come forward with comments.

Mr. Hayes showed Members a picture that his building will be modeled after, stating the pictures in the packet were not exact.

Motion was made by Member Rissi to open public hearing. Supported by Member Pennington. Motion carried 8 to 0.

Mr. Gerry VanBaren (3500 Buttrick Ave) came forward to voice his support for the Applicants request.

Motion was made by Member Rissi to close public hearing. Supported by Member Noordyke. Motion carried 8 to 0.

Motion was made by Member Pennington to approve the special use permit to construct an accessory building over 832 sq ft with the conditions stated above by Director Peterson. Supported by Member Rissi. Motion carried 8 to 0.

ARTICLE 7. Case #19-3558 Sarah Hotchkiss

Public Hearing

Property Address: 9051 36th St

Requested Action: The Applicant is requesting a Type II Special Use Permit for Dog Day Care.

Director Peterson stated that the Planning Commission will recommend final approval or denial for this request to the Township Board. This area is about 10 acres in size, and zoned Agricultural. Animal kennels, hospitals, and stables are allowed in this zoning district. The Shaggy Pines dog park/day care in this area was approved several years ago using the same section of the Zoning Ordinance being used to evaluate this application. Director Peterson stated that the Applicant does intend to occupy the home on the property, and the business will be open 7 days a week, 7am-7pm. With a piece of property this size, the maximum number of dogs allowed for a kennel is 30, however the Applicant states they will have no more than 10. Director Peterson stated that dog runs are required to be kept a minimum of 100 feet away from a property line, the Applicants site plan shows that they meet this requirement. Animal waste will be disposed of by composting in the rear of the facility. There will be seven parking spaces, which is adequate per Director Peterson.

The Township Engineer has determined there is no need for stormwater requirements as there will not be any additional impervious areas. The Township Fire Department has reviewed and approved this plan. Director Peterson states that there is no indicated lighting, he noted that if they do add lighting, it will need to meet Township requirements.

Director Peterson recommends forwarding a positive recommendation to the Board as the Special Use Permit standard requirements have been met. Director Peterson adds that he has included the following conditions:

1. The location of the composting bin is clarified and approved;
2. Any added outdoor lighting meets Township regulations.

Chairman Sperla invited the applicant to come forward with comments.

Ms. Sarah Hotchkiss came forward and stated that “Ada Paws and Play” is the suggested name of the day care and kennel. There is a barn that will be repurposed on the inside (with noise barriers) for the intention of kenneling 10 dogs. Ms. Hotchkiss added that there will be privacy fencing added, and that the waste compost will be at the north end, just outside of the fenced area behind the barn. This compost bin will be well vented, away from property lines, their house, and the barn. It will also have a plastic cover to keep insects out. Ms. Hotchkiss stated that they do intend to pave the current crushed gravel driveway.

Motion was made by Member Rissi to open public hearing. Supported by Member Lewis. Motion carried 8 to 0.

Mr. Kyle Travis (3450 Bloomington Hills) came forward seeking clarification of fence lines. Ms. Hotchkiss came forward to clarify the fence locations.

Mr. Rich O’Keefe (3418 Bloomington Hills) came forward to clarify how far back the Applicants property goes, and that the trees in the rear of the property area will in fact continue to “hide” his house. On behalf of the Bloomington Hills Association (Mr. O’Keefe is the president),
Mr. O’Keefe states they have no concerns with this permit.

Chairman Sperla asked Ms. Hotchkiss if overnight/extended stays will be allowed since the operating hours will be M-F, 7a-7p. Ms. Hotchkiss stated that yes, they will be allowed, however the dogs will be kept inside “after hours”.

Motion was made by Member Rissi to close public hearing. Supported by Member Pennington. Motion carried 8 to 0.

Motion was made by Member Rissi to make a favorable recommendation to the Township Board with the conditions stated above by Director Peterson. Supported by Member Pennington. Motion carried 8 to 0.

Director Peterson stated this will be in front of the Township Board on November 20th.

ARTICLE 8. Any other business

Director Peterson stated that the upcoming November 18th Meeting will be cancelled, the Meeting on December 2nd will be the next one held.

ARTICLE 9. Adjournment

**Motion was made by Member Rissi to adjourn. Supported by Member Katsma.
Motion carried 8 to 0. The meeting was adjourned at 7:25 p.m.**

Respectfully submitted,
Phil Johnson, Secretary