

## MINUTES

Cascade Charter Township Planning Commission  
Monday, October 3, 2005  
7:00 p.m.

**ARTICLE 1.** Chairman Goldberg called the meeting to order at 7:02 p.m.  
Members Present: Goldberg, Koessel, Lewis, Logue, MacAllister, McDonald (late), Postma, Robinson.  
Members Absent: Richards (excused)  
Others Present: Planning Director Peterson, Admin. Assistant Hern

**ARTICLE 2.** Chairman Goldberg led the Pledge of Allegiance to the Flag.

**ARTICLE 3.** Chairman Goldberg requested motion for approval of the October 3<sup>rd</sup> agenda. **Member Lewis motioned to move Article 5 after Article 6 on the agenda since the applicant has not arrived; supported by Member MacAllister. Agenda approved moving Article 5 after Article 6. The motion carried.**

**ARTICLE 4.** Chairman Goldberg requested approval of the September 19<sup>th</sup> Minutes. Planning Director Peterson noted the minutes had been revised with Chairman Goldberg's comments and were emailed as a separate attachment to the Commission.

**Member MacAllister motioned for approval of the September 19<sup>th</sup> Minutes, supported by Member Robinson. The motion carried.**

**ARTICLE 6.** **Case #05-2765: Zoning Ordinance**  
Proposed Amendments to the Keyhole Section (4.33) of the Zoning Ordinance.

Planning Director Peterson asked that we set a Public Hearing for this matter at the November 7, 2005 meeting. With recent issues dealing with the Keyhole Section (4.33) of the Zoning Ordinance, the Township's Attorney has recommended some amendments to this section of the Zoning Ordinance. He will prepare notices and will send notice of the proposed changes to the two (2) River Associations and invite their input as well.

Planning Director Peterson referred to the amended ordinance within the Planning Commissions' packets for their review. Planning Director Peterson also stated the Township Attorney will also be present at the November 7<sup>th</sup> Meeting to answer any questions regarding the ordinance amendment.

**Member Robinson motioned, with support from Member MacAllister, to set the Public Hearing for the November 7, 2005 Planning Commission Meeting.**

**All in favor with none opposed, approved for Public Hearing on November 7, 2005. The motion carried.**

**ARTICLE 5.**

**Case #05-2758: Waterfall Shoppes, LLC**

Site plan approval of an approximately 21,000 square foot 3-story hotel.

Planning Director Peterson said the Planning Commission has seen this plan many times and it is similar to the other 3-story hotel; this is the second hotel. The hotel would be located adjacent to the Spring Hill Suites hotel that is currently under construction. In Phase V of Waterfall Shoppes, located east of Consumer Power's property, and was originally identified as the location for a possible hotel.

The Waterfall Shoppes Review Board has seen this project on August 26, 2005 with a few items of concern. One item of concern is the color and materials of the hotel. A letter from the architects is also included within the Commission's packets noting the materials and colors to be used on the exterior, Planning Director Peterson has reviewed and compared them with Spring Hill Suites and they are similar.

The landscaping plan submitted is consistent with Township standards and the developer should deposit a landscape bond in the amount of \$10,000. The pedestrian paths will link connecting the Hampton Inn site with the Spring Hill Suite site, this connection will happen just south of the retaining wall on the Spring Hill Suites site. This project will necessitate a second access drive off from the service drive. This drive will serve both hotels to establish two (2) access points for both hotels.

Planning Director Peterson also noted the Fire Department has submitted their letter noting some minor details the applicant needs to comply with.

The Township Engineer has reviewed the plans and will be providing a letter of any items that need to be addressed. A condition should be included that these items need to be reviewed and approved by the Township Engineer prior to any building permits be issued.

The building conforms to the setback regulations of the Waterfall Shoppes PUD zoning district and the applicant has submitted a photometric site plan that is in compliance with Township standards. The plans do not include the use of any uplighting.

Planning Director Peterson noted he has not heard any concerns from the applicant regarding the Review Boards' comments and he is not present at this meeting tonight. He suggested that if the Planning Commission wanted to approve the site plan, Staff could follow through with the applicant to meet recommendations.

Member MacAllister asked the condition be added to stripe the second drive for pedestrian access.

Member Lewis commented that since the applicant is not present, this case should be tabled until the end of the meeting to give the applicant some more time to get to the meeting. He also noted, however, the Review Board did submit their approval with the noted recommendations and there will be no other Planning Commission Meeting scheduled this month.

**Member Lewis motioned to table Case #05-2758: Waterfall Shoppes LLC, supported by Member Robinson. All in favor with none opposed. Item tabled.**

## **ARTICLE 7.**

### **Other Business**

Chairman Goldberg opened the meeting for other business and noted the joint meeting with the Township Board on Thursday, October 20<sup>th</sup>.

Member Lewis noted that signs are becoming an issue and noted the portable tanning sign by the mall and the truck with the sign on top of it located in Cascade East. Planning Director Peterson noted that vehicles may have signs on them if vehicle is a part of the routine business and parked legally, such as Crowne Plaza's shuttle. He noted Staff is keeping an eye on the truck to see if it is being moved and is picking up temporary signs as they come across them. Chairman Goldberg suggested taking digital photos of the illegal signs and mailing them to the owner with a citation, noting if the Township has the ordinance and there is a violation, a citation should be issued. Planning Director Peterson noted sign enforcement is a constant issue and has to be done all the time. Member Robinson also noted the Master Painter sign and the signs on telephone posts, if a Planning Commissioner sees one of these signs, are they able to remove them? Planning Director Peterson noted the Buildings and Grounds crew and Fire Department are

pulling signs. Chairman Goldberg asked Planning Director Peterson if he felt enforcing the ordinance by issuing a citation would help deter the problem. Planning Director Peterson said that we do issue tickets but that also removing the signs and discussing with the businesses the rules for signs is usually more effective. Member Lewis noted the truck with the sign in Cascade East needs to be handled.

Chairman Goldberg asked the Commission if they have any agenda items they would like to submit for the joint Township Meeting on October 20<sup>th</sup>. Member MacAllister questioned if the Commission discussed any items at the September 19<sup>th</sup> Meeting, she was unable to attend.

Member Robinson said he would like more information regarding the Township's plans on utilities and new developments within the community.

Chairman Goldberg said he would like to know what the Board wants the Planning Commission to look into, possible ordinance changes, etc.

Member MacAllister noted the Township Board and Planning Commission seem to have a shared goal in providing a pedestrian friendly community. Member McDonald also noted some of the bike paths need beautification and noted that Burton St. is bare, there isn't any landscaping there, and if funds are available, beautify the area. Member MacAllister also suggested connecting pathways to other neighboring communities, such as Ada.

Chairman Goldberg noted the Commission would like to hear from the Township Board regarding:

- The Township's plans for utilities in future developments
- Pathway Beautification if funds are available
- Is the process of Planning Commission recommendations working smoothly for the Township Board.

Member Koessel noted any items the Planning Commission should be looking at, such as the Master Plan or types of developments. Chairman Goldberg suggested an overall look of the Zoning Ordinance and if things are handled differently in other Townships.

Member Robinson questioned if the Township has a transit policy and their plans for the next three (3) to four (4) years since the population is increasing. Planning Director Peterson said the Township's transit needs are dealt with through Kent County and

does not believe the Board has an official transit policy. Member Robinson noted that Cascade Engineering has transportation available to their site for their employees and Costco will have many employees who could utilize transportation to the store and, currently, the bus does not stop at Costco.

Member McDonald also noted preserving the open space and the spectacular areas of open space the Township has along with six (6) other townships. He noted the Townships are trying to develop a Natural Resource Inventory and identify natural features mapping the land's biological and physical characteristics for open space preservation.

Chairman Goldberg asked Planning Director Peterson to compile the ideas of agenda items heard from the Planning Commission and other groups and draft an agenda for his review. Planning Director Peterson reminded the Commission the Joint Meeting will be held at the Township's Library at 7:00 p.m.

#### **ARTICLE 5.**

##### **Case #05-2758: Waterfall Shoppes LLC**

**Member Lewis motioned for Article 5 to be removed from the table, supported by Member Robinson.**

Chairman Goldberg noted the applicant was still not present for the meeting.

**Member Lewis motioned for approval of the site plan for the Spring Hill Suites Hotel under the conditions set forth by Staff and the addition of striping the second roadway for a pedestrian lane, supported by Member MacAllister.**

Member Robinson expressed his concern of approving the site plan without the applicant being present and will this approval set a future precedence for other applicants.

Chairman Goldberg asked if any others had questions for the applicant, though he's not in attendance. Member Koessel questioned if the applicant has agreed to the increased landscaping on the East end and if the color schemes are acceptable. Planning Director Peterson noted the site plan has already been revised to comply with that requirement. Member Koessel said he's not sure if the additional striping is needed but does prefer the applicant is present since he is unaware of this condition.

Member Lewis expressed his concern over the precedence but noted this is one (1) of the bigger projects the Planning

Commission has seen and the applicant will be back before the Commission again. Member Lewis called to question support of approval of the site plan.

**Five (5) members were in favor of the site plan for the Hampton Inn with the conditions set forth; three (3) members were opposed. Motion carried.**

**ARTICLE 8.** Member McDonald and Member Robinson both noted they would not be able to attend the October 20<sup>th</sup> Joint Meeting.

**Member Lewis supported by Member Postma moved to adjourn. The motion carried and the meeting was adjourned at 8:04 p.m.**

Respectfully submitted,

Tom McDonald, Secretary  
Lisa Hern, Recording Secretary