

MINUTES

Cascade Charter Township Planning Commission

Monday, October 16, 2006

7:00 p.m.

ARTICLE 1. Chairman Goldberg called the meeting to order at 7:00 p.m.
Members Present: Goldberg, Koessel, Lewis, Logue, MacAllister, McDonald, Postma, Richards.
Members Absent: Robinson (excused).
Others Present: Assistant to the Manager Otey, Admin. Assistant Hern, and Members of the Public.

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

ARTICLE 3. Chairman Goldberg requested motion for approval of the October 16th agenda.

Member Lewis motioned for approval of the agenda as presented, supported by Member McDonald. All in favor with none opposed, the motion carried.

ARTICLE 4. Chairman Goldberg requested motion for approval of the October 2, 2006 Planning Commission Meeting Minutes. He noted that he had already submitted a correction to Staff.

Member Lewis motioned for approval of the minutes with the corrections previously submitted, supported by Member MacAllister. Chairman Goldberg called to question. All in favor with none opposed, the motion carried. October 2, 2006 Minutes approved with corrections.

ARTICLE 5. **Case #06-2840: Craig Oomen**
(PUBLIC HEARING)

The Applicant is requesting a Type I Special Use Permit to construct a 1,120-square foot accessory building.

Address of Property: 4498 Whitneyville Road

Assistant to the Manager Otey opened by saying the property is located on the northeast corner of Whitneyville Road and 45th Street on a parcel of 1.46 acres.

The Applicant is seeking a Type I Special Use Permit to construct a 1,120-square foot building. Because the building is larger than 832-square feet, the Applicant needs to go through the approval process.

The building is measured as 12.5-feet tall and requires only a 10-foot side yard setback and a 25-foot rear yard setback; the setbacks proposed are in compliance with the Township.

Currently there is an accessory building of 600-square feet on the property. The Applicant will be replacing the current building with this larger accessory building.

Assistant to the Manager Otey said the Applicant has stated that he will be utilizing the accessory building for personal storage and the building is not to be used for business or trade, etc.

At this time, the Applicant does not plan to have outdoor lighting on the accessory building and any outdoor lighting that is added will be downcast and comply with the Township's Ordinance.

Assistant to the Manager Otey also stated that the building will be located in the same spot as the current building and will simply replace it with this larger building. The building would have vinyl siding and asphalt shingles to match the house.

The proposed building is 1,120-square feet and the house size is 2,300-square feet. The Zoning District requires a lot size of .92 acres and the minimum size of a home is 1,300-square feet. The size of this accessory building would be considered normal for this area and size of lot.

The site is relatively a flat site and open with some trees along the rear property line. There will not be any new driveways or curb cuts installed due to this new accessory building.

Staff recommends approval of the accessory building with the following conditions:

1. The building will not be involved, directly or indirectly, with any business, trade, occupation or profession.
2. Any outdoor lighting for the building will be shielded or downcast.

Chairman Goldberg opened the meeting for questions of Staff. Member Lewis asked if the proposed building would affect the light, air circulation or views of adjoining properties and Assistant to the Manager Otey said it would not.

Member MacAllister asked if any trees would be removed due to the new building and Assistant to the Manager Otey said the Applicant has not indicated any tree removal.

Chairman Goldberg invited Applicant Oomen to address the Planning Commission.

Applicant Oomen thanked Staff for their report and said he does not have anything to add and Chairman Goldberg opened the meeting for questions of the Applicant.

Member Postma asked Applicant Oomen if he plans to heat the building and he responded no.

Chairman Goldberg asked if the building will have plumbing and Applicant Oomen said he is considering installing a sink.

Member Lewis asked how old the current accessory building is and Applicant Oomen said it is thirty (30) years old and aluminum sided; it's getting worn down.

Member Lewis motioned to open the Public Hearing, supported by Member MacAllister. All in favor with none opposed, the Public Hearing for Case # 06-2840 was opened.

No public members present for this case. Chairman Goldberg asked Staff if any phone calls or letters were received regarding the case and Assistant to the Manager Otey said no phone calls; letters or emails were received regarding the Case.

Member McDonald motioned to close the Public Hearing, supported by Member MacAllister. Chairman Goldberg called to question the motion and all were in favor to close the Public Hearing of Case # 06-2840, with none opposed. Public Hearing closed.

Member McDonald noted the Applicant has met the Township's Ordinances.

Member McDonald motioned for approval of a Type I Special Use Permit to construct a 1,120-square foot accessory building at 4498 Whitneyville Road with Staff's conditions that:

- 1. The building will not be involved, directly or indirectly, with any business, trade, occupation or profession.**
- 2. Any lighting for the building will be shielded or downcast.**

Member Lewis supported the motion including Staff's conditions. Chairman Goldberg called the motion to question: All in favor with none opposed. Motion carried.

ARTICLE 6.

**Case #06-2831: Jim VanTimmeran / Macatawa Bank
(Tabled from October 2, 2006 Meeting)**

The Applicant is seeking Site Plan Review for a new bank in the Riebel Development P.U.D.

Address of Property: 6330 28th Street

Chairman Goldberg requested a motion to remove this Case from the table.

Member Koessel motioned to remove Case #06-2831: Jim VanTimmeran / Macatawa Bank from the table, supported by Member McDonald. Chairman Goldberg called to question the motion. All in favor with none opposed, Case #06-2831: Jim VanTimmeran / Macatawa Bank was removed from the table.

Assistant to the Manager Otey said at the October 2nd Planning Commission Meeting, this case was tabled to address issues dealing with traffic maneuvering on site as it relates to the revised curb cut location. The Planning Commission formed a subcommittee (Members MacAllister, Lewis and McDonald) to work these issues out with the Developer.

Assistant to the Manager Otey reviewed the traffic flow from those entering off of 28th Street into the site. She also reviewed the traffic flow from those leaving Culver's and heading into the site. If traffic comes from Culver's it will have to head south and proceed around the site.

As a result of the subcommittee meeting the items have been addressed and the committee recommendations are incorporated into the new site plans.

After working out these issues, Staff recommends approval of the site plan with the following conditions:

1. The Applicant is to receive a soil erosion permit prior to beginning construction.
2. The Engineers grant final approval.
3. The fire hydrants are moved to the locations required by the Fire Department.
4. The number of parking spaces are to be reduced by six (6) and additional landscaping installed as shown on the original plans.
5. The curb cut to Pizza Hut is to closed after the new curb cut has been installed.
6. The Applicant is to install a seven (7)-foot wide sidewalk along 28th Street after reconstruction of 28th Street has been completed.

7. Complete the site work around the Pizza Hut site including the service drive connection to 2845 Thornhills.
8. Provide a compliant photometric site plan including the lights at Culver's and all new lights being installed for this phase of the project including any new lights at the Pizza Hut site.

Chairman Goldberg opened the meeting for questions of Staff.

Member Lewis asked if Condition # 4 has been corrected.
Assistant to the Manager Otey said it has been corrected.

Chairman Goldberg invited Developer Riebel to approach the Planning Commission.

Developer Riebel noted the site plans currently being reviewed by the Commission do not indicate the two (2) parking spots to the south side of the bank's site. The current plan shows twenty-one (21) parking spots and they are allowed twenty-three (23) by Township's Ordinance. The additional two (2) spots will be to the south. Assistant to the Manager Otey provided the updated plans noting the two (2) south parking spots.

Developer Riebel noted that it was a pleasure working with Staff and the subcommittee on the project; the Fire Chief also attended the meetings that were very productive and he appreciates their efforts in finding resolutions to the issues.

Member Lewis noted it was a pleasure working with the Developer and the Planning Commission appreciates the opportunity.

Member Koessel asked Member Lewis if the subcommittee had any unresolved issues with the site plan. Member Lewis does not believe so. He noted the new site plan is not perfect but is the best the all parties concerned can provide. The changes to the traffic flow will greatly help the site and the Fire Department was cooperative regarding the width of the new ingress/egress onto 28th Street.

Member Koessel asked Developer Riebel if Staff has seen the proposed signage for the bank and Assistant to the Manager Otey noted that she, personally, has not seen the proposed signage, Planning Director Peterson may have. Member Koessel asked if the Applicant is proposing and additional signage for the project. Developer Riebel showed the north elevation of the building and indicated the area they may place channel letters with the bank's identity.

Member McDonald also noted the extended curb bumping to help direct traffic coming off of 28th Street. He also noted areas that will not allow for two-way traffic flow and is comfortable with the traffic circulation throughout the site.

Member Lewis motioned for approval of the Site Plan for a new bank in the Riebel Development P.U.D. at 6330 28th Street, recognizing the two (2) additional parking spaces at the south of the site, a total of twenty-three (23); supported by Member MacAllister. Chairman Goldberg called to question the motion. All in favor of Case #06-2831: Jim VanTimmeran / Macatawa Bank with none opposed. Motion carried.

ARTICLE 7. Any Other Business

Chairman Goldberg opened the meeting for any other business. No business.

ARTICLE 8. Adjournment

Chairman Goldberg requested a motion for adjournment.

Member MacAllister supported by Member McDonald moved to adjourn. The motion carried and the meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Claude Robinson, Secretary

Lisa Hern, Recording Secretary