

## MINUTES

Cascade Charter Township  
Planning Commission  
Monday, March 6, 2017  
7:00 P.M.

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

**ARTICLE 4. Approve the Minutes of the February 6, 2017 Meeting.**

**Motion was made by Member Sperla to approve the Minutes. Supported by Member Pennington. Motion carried 9 to 0.**

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

No one came forward.

**ARTICLE 6. Case #17:3367 Cascade One LLC**

**Property Address: 1701 Spaulding Ave SE**

**Requested Action:** The Applicant is requesting a Basic Plan Review to Rezone the P.U.D. to allow for a 31 lot plat.

Director Peterson stated that Applicant is requesting a Basic Plan Review in order to rezone approximately 36 acres for a new Planned Unit Development called Cascade One. This rezoning request is for 31 single-family lots.

This project is similar to the project they applied for in 2014. At that time, the project was proposed for 27 single-family lots. Due to the increase in the number of lots and the numerous layout changes, it was determined this should move forward as a new project rather than just an update of the old one. The developer will be required to provide all new information for this new project.

The Applicant is requesting to cluster the homes in an open space concept with the development on the upland areas of the property.

The subdivision includes the use of new private roads. This is a change from the old project. The main reason for the change is the Kent County Road Commission (“KCRC”) design standards could not be met while still meeting the drainage requirements (However, as late as March 1, 2017, the KCRC still thinks that their design can be met.). The Township’s private road design standards will still have to be met. There is a section of the road that exceeds the 6% limit. Our engineer has the ability to recommend up to 8% grade. The road names will need to be approved by KCRC.

The development is proposed to be served by both public sewer and public water. The utility plans will need to be approved by the Township Engineer.

The Township Engineer will also need to review and approve the storm water plan for this project.

This project does include access to Spaulding and Abbeydale. As a private street development, Cascade Township does require a second access point to a public street after 19 home sites. With private streets, the new development may wish to use gates to restrict access. A connection from Abbeydale to Spaulding is desirable for not only the new subdivision, but also those in the existing subdivision. It would make sense to restrict the ability of the developer to cut off access and allow access from Abbeydale to Spaulding Avenue.

The plan does include a pedestrian connection to our path from Spaulding using the new private roads. It will need to be decided whether or not to allow the connection using the private roads or if a new sidewalk should be built. This connection is important, but discussion is needed about the best way to make the connection and the long term maintenance plan for the path. According to the City of Kentwood, the Kent County Drain Commission (“KCDC”) and the designing engineers of the subdivision in Kentwood, the stub street was designed to connect to this property in Cascade. This would provide an excellent connection from Cascade into Kentwood.

The plans do not include sidewalks, which is a requirement of our subdivision ordinance. A separated sidewalk similar to Manchester/Stoneshire and Watermark that would connect from Spaulding Avenue to the walk going to Kentwood should be included.

The path crosses Martin Beek Drain. The KCDC will have to permit the work in the drainage easement. Their input will be needed to ensure that they would allow the sidewalks.

The Applicant is also proposing to connect to the Abbeydale subdivision to the south. This was contemplated when Abbeydale was constructed in the late 80’s and early 90’s. Due to the topography issue, the developer does not plan to connect the north for future development of that area.

The developer is choosing to develop the project under our subdivision ordinance using the 25% open space method. This allows lot sizes as small as 25,000 sq. ft. with public sewer and water. Since they are seeking approval with lots less than that they are requesting P.U.D. rezoning. The developer will need to submit a test plan showing how

they could do the same 31 lots without needing P.U.D. rezoning approval. This plan will need to be evaluated to ensure that the number of lots they are proposing is actually possible.

The site is impacted by some small wetland areas which should be evaluated for need of any MDEQ permits.

The Applicant is attempting to use the 25% open space development technique for this project. The open space or common areas need to be clearly identified on the plan, along with a plan showing how they calculated the density to make sure it fits with the township subdivision ordinance.

The plan includes an area about 3.8 acres in size that they are leaving out of the project. This area has direct connection to Cavalcade Drive in Kentwood. This area would be able to accommodate two parcels. Similar to the subdivision portion, it appears that the connection is being made using a driveway rather than a separated sidewalk. Staff would prefer a connected sidewalk.

Given the topography and the fact that the property is close to wetlands areas, the soil erosion control plan will be very critical.

The Applicant has indicated the subdivision will have light poles and street trees in the development. The Township subdivision ordinance requires them in every subdivision.

Director Peterson recommends the following from the Applicant before proceeding to the Preliminary Development Plan Review:

1. Review by KCRC, including the possibility of utilizing public streets;
2. Provide a test plan;
3. Revise the plans to show a sidewalk connecting from Spaulding Avenue to the walk going to Kentwood, including the exception area;
4. Address storm water, sanitary sewer and public water supply issues with the Township Engineer;
5. Have plans reviewed by the KCDC;
6. Provide comments from MDEQ regarding the need for any permits from the State of Michigan; and
7. Provide comments from the City of Kentwood regarding your connection to Cavalcade.

Chairman Waalkes asked the Applicant to come forward with any comments.

Mr. Ed Pynnunen, the developer, came forward and addressed several of the concerns outlined by staff.

Discussion followed.

As no action is required of the Planning Commission at this time, Chairman Waalkes advised Applicant to work with Staff on the issues as outlined by Staff to get to the next step in the process.

**ARTICLE 8. Any other business.**

No other business was presented.

Next meeting of the Planning Commission will be March 20, 2017.

**ARTICLE 9. Adjournment.**

**Motion was made by Member Mead to adjourn. Supported by Member Rissi. Motion carried 9 to 0. The meeting was adjourned at 7:45 p.m.**

Respectfully submitted,  
Scott Rissi, Secretary