

## MINUTES

Cascade Charter Township Planning Commission

Monday, June 6, 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, Postma, Richards, Robinson.  
Members Absent: None  
Others Present: Planning Director Peterson, Planner Deem, Admin. Assistant Hern and approximately 10 audience members
- ARTICLE 2.** Chairman Goldberg led the Pledge of Allegiance to the Flag.
- ARTICLE 3.** Chairman Goldberg requested motion for approval of the June 6<sup>th</sup> agenda. **Member Robinson motioned for approval of the agenda, supported by Member McDonald. The motion carried.**
- ARTICLE 4.** **Member Koessel requested grammatical clean up to his quote on page 8 (eight) of the May 16, 2005 minutes.**
- Member Lewis moved to accept the Minutes of May 16, 2005 with revisions to grammar as noted, supported by Member MacAllister. The motion carried.**
- ARTICLE 5.** **Case #05-2730: Faulk & Foster**  
*(PUBLIC HEARING)*  
The applicant requested a Type 1 Special Use Permit to co-locate a communication antenna with a small equipment structure at an existing cellular tower site at 3000 Kraft SE.
- Planning Director Peterson related this co-location is similar to those previously reviewed by the Planning Commission. Planning Director Peterson recommended approval of the co-location noting the enlargement of the fenced area for the ground cabinet. The secured area would be extended on the north side, fenced and re-landscaped to accommodate future co-locations.
- Member Koessel asked how many antennas are allowed on the tower, the pictures are unclear. Planning Director Peterson noted the number of co-locations depends on the type and height of the tower. The lowest co-location antenna is currently at 110-feet and antennas generally need to be at least 80-feet high for cell phone antennas.

Member MacAllister questioned if 17-feet would be enough area to expand so land owners do not need to re-locate landscaping. Planning Director Peterson responded the Township Codes do not note a maximum amount of area and the mature foliage is on the west side of the area.

Beth Strigle of Faulk & Foster represented applicant. She related the 17-feet of expanded area is at the request of RBC Ministries, landowner, and they are requesting the square-shaped area vs. the L-shaped area as originally proposed. She noted that the 17-feet would allow for future equipment to access the antenna and further landscaping would not be necessary.

**Member Lewis supported by Member MacAllister moved to open the public hearing. The motion carried and the public hearing was opened.**

There being no one present to speak on the matter, **Member Koessell supported by Member MacAllister moved to close the public hearing. The motion carried and the public hearing was closed.**

Planner Deem related no phone calls or letters were received.

**Member Koessel supported by Member MacAllister moved to approve the applicant's request for a Type I Special Use Permit to co-locate an antenna on an existing tower with the condition that the existing landscaping be replanted on the new north fence line at 3000 Kraft SE. The motion carried.**

Chairman Goldberg asked Planning Director Peterson consider future co-locations be handled by Township Staff.

## **ARTICLE 6.**

### **Case #05-2729: Term Limit Amendment (PUBLIC HEARING)**

Review of the current Board Term Limits and Planning Director Peterson recommended volunteers be able to serve three (3) terms of three (3) years each with a one-year hiatus prior to being reappointed.

Member McDonald noted serving on the ZBA is not automatic if serving on the Planning Commission or vice-versa. Member Koessel asked if a vacancy appears on the Board, is a volunteer able to complete the term vacated and serve an additional three 3-year terms. Planning Director Peterson confirmed that would be allowed.

**Member Lewis supported by Member Richards moved to open the public hearing. The motion carried and the public hearing was opened.**

Planner Deem related no phone calls or letters were received.

There being no one present to speak on the matter, **Member MacAllister supported by McDonald moved to close the public hearing. The motion carried and the public hearing was closed.**

Member Lewis said he was pleased to send recommendation to the Township Board and submitted in writing the following:

- 1) The Board member's terms should be based on their "performance" not on a certain "time frame".
- 2) It takes more than a three years to become comfortable, efficient and effective as a commissioner. This doesn't leave enough time serve as an officer of the commission.
- 3) Other area governments, except Ada and the City of Grand Rapids, do not have term limitations.
- 4) Because the Chairmanship of the Planning Commission and the Zoning Board changes every two years, the direction and the philosophy of the boards change.
- 5) New members will be added to the boards as individuals move, resign, or request not to be reappointed. Reappointment would not be "automatic". A periodical review of individual performance based on attendance, contribution, etc. could be conducted by the Chairman of the Board, Township Planner and Township Supervisor.
- 6) Because of the cost and time involved to educate and send members to conferences, it would be prudent to extend terms of members that request it rather than limit terms.

Planning Director Peterson clarified that after the Planning Commission makes a recommendation it goes to the Township Board for their consideration. If the Township Board wants to make any material changes it comes back to the Planning Commission for a report. After a report from the Planning Commission regarding the Township Board comments the Township Board will reconsider the matter and is free to make any changes they want. Member Lewis stated he would like the term limitations eliminated from the Zoning Board.

Member McDonald supported Member Lewis' proposal but was concerned if terms were eliminated, would that make it harder to acquire new members. Member McDonald believes the first three

years of a term are spent learning, second term educating and third term implementing and being effective.

Member Robinson supported elimination of term limits.

Member MacAllister submitted the following in writing:

- 1) There are no evaluations for Board Members to evaluate performance.
- 2) Terms are a good way to help allow for persons to self-evaluate position.
- 3) It also allows for persons to have a fresh-look at position when they term-out for one year.

Member Lewis noted that at the end of someone's term; three people including the Planning Director and Supervisor should evaluate them. Member Lewis also stated the ZBA is a smaller board and having 1-year between Planning Commission and ZBA would limit the Supervisor's appoint ability. Member Lewis supported the three 3-year terms but not the 1-year interim prior to serving on the ZBA.

Richards supported Member Lewis and said she is against term limits and said no one should be serving on the ZBA without serving on the Planning Commission prior.

Member Koessel also opposed to term limits.

**Chairman Goldberg recommend to the Township Board to eliminate the term limitations and develop an attendance criteria.**

Planning Director Peterson noted attendance already is a factor of consideration for reappointment. Member Robinson noted term fulfillment difficulties with the Community Foundation.

**Member Lewis supported by Member Koessel moved to recommend the elimination of term limits. The new language was recommended to be, "The term of each member shall be for three years and may extend for additional terms only if reappointed by the Township Board".**

**Motion supported by Members Richards, Postma, McDonald, Lewis, Koessel. Opposed were MacAllister and Logue. The motion carried.**

Planning Director Peterson stated the Township Board would review the recommendation at the June 22<sup>nd</sup> Township Board Meeting.

**ARTICLE 7.**

**Case #05-2728 Service Express**

Applicant is requesting site plan review for an approximate 9,600 s.f. addition to their office/warehouse building at 4845 Corporate Exchange Blvd. SE in the Meadowbrooke Business Park.

Planning Director Peterson said the building was built in 1999 and was shown with a proposed addition. Additional parking will be added to the East, the original showed the additional parking in Lot 27 and Lot 28. He said the addition complies with all the height, area and setback regulations of the Meadowbrooke PUD and the proposal meets compliances of Township and Fire Department. Planning Director Peterson also said \$7,140.00 is planned for additional landscaping and lighting level has been revised and now compliant with Township. Planning Director Peterson recommended approval.

Member Robinson clarified that the original parking proposed would now be moved to the other side of the building, Planning Director Peterson confirmed. Member MacAllister asked if they included wall packs, Planning Director Peterson confirmed.

Denise Hopkins of Dan Vos Construction Co., stated both a soil permit and land-use permits have not been obtained.

**Member Koessel supported by Member Robinson moved to approve the 9,600 s.f. addition subject soil erosion permit and landscaping. The motion carried.**

**ARTICLE 6.**

**Case #05-2701: Sunrise Development**

The applicant requested Basic Plan Review for a rezoning to PUD in order to develop a 76 unit senior assisted living project at 3080 Orchard Vista Drive and 3039 Charlevoix Drive.

Planner Deem said the applicant is seeking to create a 76 unit assisted living center that is one-story tall. The parcel is currently zoned as Centennial Business Center PUD that was originally approved for three office buildings on 11.5 acres. The Master Plan has this area identified as Commercial/Office use and is consistent with these categories. He also noted the plans do not meet the buffer zone requirements along Orchard Vista. The ordinance requires a 25-foot buffer around the property and the small area along the two drives along Orchard Vista are not compliant, they

are 10-feet less at 15-feet but feel adequate with green space and property. Planner Deem also noted Staff does not foresee any problems with the 15-foot buffer zone in this small area.

Planner Deem also stated the project would be served with water and sewer and needs to enter into a Storm Water Maintenance Agreement. The Township Engineer and Fire Department still need to review and approve the project.

The applicant is speaking with Centennial Park regarding signage along 28<sup>th</sup> Street on an existing sign. Planner Deem also noted the lighting, and landscaping need to be reviewed. The project covers 4.5 acres with a split on some of the parcels. The parcels that are planned to be split are owned by the same individual.

Member MacAllister asked how the project fits into the commercial zoning and Planner Deem noted the medical office is considered commercial. He further noted the assisted living isn't zoned specifically in the ordinances. Planning Director Peterson reported the area is Master planned for Commercial/Office. That designation does allow for institutional uses. Also we have other similar assisted living facilities that are in Commercial/Office zones. Staff feels that based on these items the use proposed is consistent with the Plan for the Township. Planning Director Peterson recommended Planner Deem map the project closer to the area to help provide more visuals. He also explained that specific uses aren't listed in the ordinances for the area and Member Lewis noted adding assisted living.

Member Robinson noted that quite a few materials need to be submitted regarding the project and questioned if the materials would be submitted at the same time as the Public Hearing.

Laura Hester of Sunrise Development, Inc. provided background information on Sunrise Development, noting they are one of the largest providers in the Nation and also located internationally. She also noted that within a 5-mile radius of Cascade Township, there are 10,800 assisted-living households and 3,400 independent senior households. She said all residents will be assessed and care is provided on individual needs. Housekeepers are trained to work with residents (i.e. dementia, etc.) and residents are provided three meals per day, have transportation available and a full-time RN. She also noted that the buildings will be designed using 40% of the floor plans for common areas for activities and an activity director will be staffed.

Hester further explained the site is 4.5 acres and will have transitional areas for visitors to enter. The main entrance is off of Charlevoix and the parking focuses around the center building consisting of the front desk and 30-units of assisted living. Visitors would be able to access a series of doors into the other connected buildings. She also noted the dementia unit will be designed to work with tactiles for the residents; they remember colors and textures.

She also noted a walkway the Fire Department has requested and has been added to the project. The drive aisle to the lobby doors is 15-feet and most residents are able to walk that without difficulty. Benches are also being placed along the pathways every 150-feet so residents have the opportunity to rest, appropriate landscaping will also be added (i.e trees by benches to provide shade, etc.).

Member McDonald noted the plantings along Charlevoix Drive are new and the landscaping should be kept. Hester noted they would only add to the landscaping if needed.

Hester also provided the targeted costs per month for residents noting residents would pay \$3,500.00 to \$4,000.00 per month and includes meals, housekeeping and linens; Alzheimer's residents would be approximately \$1,500.00 per month more.

Hester also said access to the buildings would be controlled through Building A, assisted living, and emergency accesses are being developed and will be clarified. She also said the building would have one waste dumpster located near the kitchen area, waste from the other buildings would be brought to the dumpster and emptied frequently.

Hester also said parking will not be an issue since most residents don't drive and the parking will accommodate peak staff and visiting hours.

Hester also noted plans to meet with Emergency to easily provide ambulance access and resident assistance. Headlights from emergency vehicles will not shine into the condominiums across the street. She also noted they are controlled by Office of Fire and Safety along with local authorities.

The building's exterior will be composed of colored stone and hardy-plank and fit nicely within the area.

Member MacAllister said she would like to see a pathway by the main entryway.

Member Logue requested a timeline of the project and Hester said she would provide one and commented roughly 15 months per building. Planning Director Peterson noted Staff considers this project to be one building and we have no maximum limit on size.

Member Lewis asked where in Michigan Sunrise had other facilities and Hester noted Ann Arbor, Rochester and other cities on the east side of the state.

Planning Director Peterson noted the area is already planned for storm water and shouldn't be a problem.

Member Lewis commented that was one of the finest presentations he has seen in a long time.

**ARTICLE 9. Any Other Business**

Planning Director Peterson reported he hasn't heard back from the City of Grand Rapids regarding the cross signal. He also noted the storage bins along the new highway and mobile trailers belong to M-DOT.

Open Board discussion was held regarding Thompson, who will be missed at the Planning Commission Meetings. The Board agreed upon a resolution of appreciation to her and Planning Director Peterson to invite her to an upcoming meeting.

Planning Director Peterson concluded by noting the deadline for the opening of 36<sup>th</sup> Street is July 31<sup>st</sup>.

**ARTICLE 10. Adjournment**

**Member Lewis supported by Member Robinson moved to adjourn. The motion carried and the meeting was adjourned at 8:45 p.m.**

Respectfully submitted,

Tom McDonald, Secretary

TMD:LH