

MINUTES

Cascade Charter Township Planning Commission
Monday, November 19, 2012
7:00 P.M.

ARTICLE 1. Chairman Sperla called the meeting to order at 7:00 p.m.
Members Present: Hammond, Lewis, McCarthy, Mead, Pennington, Robinson, Sperla, Waalkes, Williams
Members Absent: none
Others Present: Planning Director Steve Peterson

ARTICLE 2. Pledge of Allegiance to the flag

ARTICLE 3. Approve the current Agenda.

Motion was made by Member Lewis to approve the Agenda. Support by Member Williams. Motion carried.

ARTICLE 4. Approve the Minutes of the September 24, 2012 meeting.

Motion was made by Member McCarthy to approve the Minutes. Support by Member Robinson. Motion carried.

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

Chairman Sperla welcomed the visitors and asked if anyone wished to speak to non-agenda items. No visitors present spoke.

ARTICLE 6. Case #12-3110 Daniel Ralya

Public Hearing

Property Address: 2300 Buttrick

Requested Action: The applicant is requesting a Special Use Permit to construct a new 1,575 sq ft accessory building.

Planner Peterson explained that Mr. Ralya is the contractor for the owner.

The property is located on the east side of Buttrick Ave just north of Ashwood Drive. The size of the building is 35' x 45'. The property is located on a small private road on about 2 acres.

The building fits in with the neighborhood, however, the Planner is concerned about the size of the building in relationship to the house. It is bigger than the size of the house including the attached garage.

Peterson recommends that they approve a building no larger than 1,000 sq ft.

Peterson reported that one person came to the office with questions in regards to the notice.

Peterson also noted that it would be unusual for the township to approve a building that is larger than the house. Peterson also explained that we had a recent case where a large accessory building was constructed for someone with a smaller home, but in that case they were in the agricultural area and had about 80 acres.

Discussion followed.

Chairman Sperla asked if the applicant would like to come forward for comment. Present was Daniel Ralya, contractor for the owner. He addressed the questions/comments from the earlier discussion.

Member Lewis made a Motion to open Public Hearing. Support by Member Robinson. Motion carried.

John Koetje of 6665 36th Ave in Hudsonville came forward. He owns the subdivision called Sturbridge Valley that is on the south side of the proposed building. He states that the subdivision street that he owns was put in for exclusive homes. With the proposed building only 10' from the property line, that is fairly close to the drive that comes in to his plot. He has concerns in regards to what the building will really look like and how it relates with neighboring properties. The size is also a concern, along with the landscaping.

Sturbridge Valley is a gated community. There is one large developed home and there are 12 vacant lots.

Gary Proos of 8091 Ashwood SE was present. He owns the only house in Sturbridge Valley. He says that if he sits on his screened porch, he will be looking at the back of the building. The building will be 10' from his lot line. He is concerned with the proposed roof and the way it will look, as well as the landscaping.

Scott Hoover of 2298 Buttrick Ave says that his property butts up against the east side of this residence. He questions the actual use of the building and is concerned with the way it will look in the neighborhood. He is displeased with the lack of maintenance to the home and the property in general.

Ken Hayes, Jr. of 2296 Buttrick Ave said he supports what the other neighbors have stated. He states that the owner does not seem to keep up with what he already has, so how will he be able to keep up with what is proposed? Mr. Hayes

wants to make sure that a professional builder will be used if the building is indeed built.

Member Pennington made a Motion to close Public Hearing. Support by Member Waalkes. Motion carried.

Member Lewis noted that the owner was not present to answer Board Members questions. He suggested that the item be tabled until the owner could be present. The representative (the owner's contractor) is not able to answer their questions.

Member Lewis had questions about the lower level of the home and whether or not it was or will be completed. If it is completed, it would add to the total sq ft of the home.

Sperla noted that if he were to vote tonight it would be to deny the project. He would like to see the plan revised with a smaller building, screening with vegetation and/or berming, have the owner present to answer questions and have some communication with the neighborhood.

Hammond agreed that more discussion with the neighbors would be a good thing. The Planning Commission asked Peterson to inform the applicant and owner of these concerns in order to have this item discussed again.

Discussion followed, with everyone leaning toward tabling the case until the owner is present.

Member Hammond made a Motion to table the request for a Special Use Permit to construct a new 1,575 sq ft accessory building at 2300 Buttrick until the owner can be present to answer questions and concerns and provide some additional information as discussed.

Support to the Motion by Member Mead. Motion carried.

This case is tabled.

ARTICLE 7. Case #12-31111 Doug Sumner

Public Hearing

Property Address: 1960 Steketee Woods Lane

Requested Action: The applicant is requesting a Special Use Permit to construct a new 1,044 sq ft accessory building.

Prior to Staff comments, Member Robinson explained that Doug Sumner has done considerable work in his house including instillation of an elevator. While

he has no financial or business interest in Mr. Sumner's enterprise, Member Robinson would like to abstain from any discussion or voting.

Chairman Sperla asked for a vote for those in favor of Member Robinson's request that he be allowed to abstain from any discussion or voting. The vote was 7-1 in favor of allowing Member Robinson to abstain.

Planner Peterson explained the location of the property, noting that it is a challenge to find. They are on the Thornapple River and the proposed building would be located to the side and front of the home. Because the home is on the river the building simply needs to meet the minimum front setback of 35'. The home cannot be seen from the road and the building will not be seen from the road either.

They do not have any other buildings on the property. A property of 5 acres is allowed 2 accessory buildings. The home has about 6,000 sq ft of living area.

Staff recommends approval for their request as proposed.

There were no questions for Peterson, so chairman Sperla asked the applicant to come forward for comments, if desired.

The applicant, Doug Sumner, is the builder for the resident, Doug VanderWoude. Mr. Sumner's place of business is at 8158 E Fulton.

His comments in regards to not being able to see the buildings from the road were consistent with the comments of Planner Peterson.

Mr. Sumner stated that the applicant has talked to his neighbors about the project and they have no objections.

The building will be used as a garage for their growing family and the loft is for storage.

Member Waalkes made a Motion to move into Public Hearing. Support by Member Hammond. Motion carried.

With no one from the public wishing to speak, Member Lewis made a Motion to close Public Hearing. Support by Member Hammond. Motion carried.

Member Waalkes wished to note that this case is different than the last because of the size of the home in comparison to the proposed building. They have also talked to neighbors, which is a positive action.

Member McCarthy noted that the size of the lot as well as the vegetation is positive in considering this request. She said that it seems like a much more feasible project (than the last case).

Member Lewis made a Motion that the request for a Special Use Permit to construct a new 1,044 sq ft accessory building be approved. Support by Member Mead. Motion carried (8-0), with the exception of Member Robinson who did not vote, per his request.

ARTICLE 8. Consider to adopt reformatted Zoning Ordinance

Planner Peterson commented that this effort does not change any substantive content of the Zoning Ordinance but does update it to a PDF format and provides updated graphics and hyperlinks. This was done to make the Zoning Ordinance easier for people to use electronically.

Member Hammond made a Motion to go into Public Hearing. Support by Member Mead. Motion carried.

No one from the public wished to speak to this item.

Member Waalkes made a Motion to go out of Public Hearing. Support by Member Robinson. Motion carried.

Member Lewis made a Motion that they approve and forward a positive recommendation to the Township Board to adopt the new reformatted Zoning Ordinance. Support by Member Robinson. Motion carried.

**ARTICLE 9. Case #12-3107 Capital Telecom, LLC
From the table of September 24, 2012
Property address: 5050 Kendrick St SE**

Requested Action: The applicant is requesting a Type I Special Use Permit to install a telecommunications tower.

There was some discussion in regards to the Planners Memorandum. It was decided to leave this item on the table.

ARTICLE 10. Any other business

Kent County Road Commission Five-Year Road Improvement Plan

ARTICLE 11. Adjournment

Motion was made by Member Lewis to adjourn. Support by Member Robinson. Motion carried. The meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Karen McCarthy, Secretary

Carol M. Meyer, Planning Administrative Assistant