

MINUTES

Cascade Charter Township Planning Commission
Monday, August 21, 2006
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 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 August 21st agenda.

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

ARTICLE 4. Chairman Goldberg requested motion for approval of the August 7, 2006 Planning Commission Meeting Minutes.

Member Lewis motioned for approval of the minutes as presented, supported by Member Robinson. August 7, 2006 Minutes approved as presented. All in favor with none opposed, the motion carried.

ARTICLE 5. **Case #06-2827: Waterfall Shoppes PUD Amendment Signage (PUBLIC HEARING)**
Amend approved pylon signage plan to take square footage from one sign and move it to the other.

Planning Director Peterson reviewed the property's location on the south side of 28th Street, between I-96 and Patterson Ave, formerly the Showcase Cinema property. There are two (2) pylon signs at each entrance

The Township allows for two (2) one hundred twenty-five foot square signs, one (1) at each entrance of the development. The Applicant is requesting to modify the approved signage plan by removing thirty (30) square-feet of allowed signage from the west pylon sign and adding the same square footage to the east pylon sign. The Applicant is not changing the total square footage of signage allowed; one (1) sign would be a total of one hundred

fifty-five square feet and the other ninety-five square feet. The request is triggered by one (1) of the proposed tenants within the Waterfall Shoppes by Staples who would like signage on the east pylon sign. Planning Director Peterson noted the developer, Jeff Hundley, did indicate to the tenant that there is signage available on the west sign but the tenant did not express an interest in that signage. Since the project is its own P.U.D., there would have to be some give and take and the developer has agreed to reduce the square footage of signage to the west pylon and enlarge the east pylon.

Planning Director Peterson noted that this is a P.U.D. and does need to go through the amendment process; copies of the P.U.D. noting the proposed amendments and essentially, the numbers within the P.U.D. referring to the signage would be amended. Chairman Goldberg clarified that the Planning Commission, if all agreed, would be forwarding a recommendation to the Township Board based on an amended P.U.D. Ordinance that they would have to approve. Planning Director Peterson noted that either way, in agreement or not, the Planning Commission would need to recommend to the Township Board as an amendment to the P.U.D. Ordinance.

Chairman Goldberg opened the meeting for Planning Commission's questions of Staff.

Being no questions of Staff, Chairman Goldberg asked the Applicant, Jeff Hundley, if he had anything to add to Planning Director Peterson's comments and Applicant Hundley did not have any further comments.

Chairman Goldberg asked the name of the tenant who is making this request. Applicant Hundley said the tenant's name is Fresh Market, wholesale of foods, and he has spoken with the tenant regarding the signage and they find this solution perfectly acceptable if the Planning Commission approves the request.

Member Lewis motioned to open the Public Hearing, supported by Member McDonald. All in favor to open the Public Hearing with none opposed. Public Hearing opened.

Chairman Goldberg invited public members to speak regarding the case and there being no members wishing to do so, asked Staff if any letters or phone calls were received at the Township Office. Planning Director Peterson said no letters or phone calls were received regarding the project.

Member Robinson motioned to close the Public Hearing supported by Member MacAllister. All in favor to close the Public Hearing with none opposed. Public Hearing closed.

Member Lewis motioned that the Planning Commission send a recommendation to the Township Board of approval to change the change in the P.U.D. as presented. Member Koessel supported the motion.

Chairman Goldberg opened for discussion on the motion and Member Lewis noted that this is one (1) of the larger P.U.D.'s within the Township and is often hard for a developer to anticipate tenants' requests regarding signage, etc., and certainly makes sense to move the sign closer to this particular retailer. The request also is not asking to expand total square foot of signage, just to move some of the footage to a particular sign and therefore, made the motion.

Chairman Goldberg said that he agrees with Member Lewis' comments and appreciates Applicant Hundley's proposal to a resolution.

Chairman Goldberg called to question. **All in favor with none opposed to Case #06-2827: Waterfall Shoppes PUD Amendment Signage. Motion carried.**

ARTICLE 6.

Case #06-2790: John Halland, 5375 Buttrick Ave.

(Tabled at the 4/17/06 Planning Commission Meeting)

The Applicant is seeking a rezoning to P.U.D., Planned Unit Development, in order to develop a 28-unit single-family home project.

Member Koessel motioned to remove Case #06-2790 from the table of April 17, 2006, supported by Member Robinson. All in favor with none opposed. Motion carried.

Planner Deem said that this is to develop a 28-unit single-family home project and is considered Phase II and Phase III of Anderson Woods. The original Anderson Woods, Phase I, is located at Buttrick and 52nd Street and this project would be directly south of Phase I and extend out to the river.

At the previous meeting, there were nine (9) items that needed to be addressed by the Applicant in order for him to come back

before the Commission, the main items dealt with the Health Department and landscaping.

The first issue with the Kent County Health Department was to review and comment on the viability of the proposed layout with regards to the wells. The Health Department has reviewed the project for both wells and septic and have approved the layout. One (1) item of note is their approval includes a common septic system for Units 35 through 42, that has been reviewed by engineers and the Township Attorney has reviewed an agreement. Previously, the law stated that the Township would have to be responsible for a common septic system. The law has been changed and a government agency is no longer required to underwrite the project. The language is included within the Commissions' packets and incorporated into the deeds so the property owners know what will be required of them for maintenance that may be required. The language also includes the establishment of a fund for the costs of repairing the shared system. The Township Engineer has reviewed and approved the plan.

Another concern expressed regarding the project is adequate water supply for the units. The Health Department has determined there is adequate water supply for the development and adjoining properties. The Health Department does not believe there will be any issues regarding wells drying up due to this project.

The DEQ has reviewed and approved for both the delineation of the wetlands on this site. There were minor changes that needed to be made to the site plan and those have been made with the corrected calculations for the wetlands.

Planner Deem also referred to the small wetland crossing and the DEQ has also reviewed and approved the crossing and this item has been addressed.

The road grades were to be included in the site plan and those have been included in the new plan. The Township Engineer and Fire Department have reviewed the grades and they do meet standards and no exceptions have been given.

The Township Engineer had comments from the April 4th letter and these items have been addressed and noted there are a few labeling and miscellaneous items that need to be done prior to the Township Board's review.

The extension of natural gas and cable to the neighboring properties should be identified on the site plan. This has been done and there are a couple of locations that have been identified.

The Planning Commission also wanted to review the landscaping along Jeff Belmonte's property. The site plan indicates there is a buffer between Mr. Belmonte's property and Anderson Woods. The Applicant has identified a no tree cutting zone and identified six (6) trees that will be added. The Applicant has also identified four (4) other trees that will remain and provide coverage between the properties.

The Applicant has also indicated the easements to allow the property to the north access to Kirkwood Trail. Staff recommends extending this easement to allow for extending to allow for flexibility for development of the property to the north for possible connection in the future.

Planner Deem stated the Fire Department has reviewed the plan. Kent County Road Commission has reviewed the plan and the Township Engineer has reviewed the plan. The Road Commission and Fire Department have approved the plan. The Township Engineer has made comments with the majority of those have been addressed with the remainder of those being addressed prior to Township Board review.

Staff recommends that the Township Planning Commission recommend to the Township Board approval for the P.U.D. rezoning to allow a 28-unit single-family home subdivision at 5375 Buttrick Avenue as shown on the site plan dated June 30, 2006 with the following amendments:

- 1) The Township Engineer comments will have to be addressed on the site plan prior to going to the Township Board.
 - 2) The timing for installation of the proposed sports courts should be included in the P.U.D. Ordinance.
 - 3) Easement to the property to the North should be increased.
- The Planning Commission should also direct Staff to write a new P.U.D. Ordinance for this project to be reviewed by the Township's Attorney and Applicant's Attorney before a public hearing date at the Township Board is established.

Chairman Goldberg clarified that this is a preliminary approval and Planner Deem said that is correct. Chairman Goldberg noted this will come back before the Commission as an Ordinance and the Commission will then send its recommendation to the Board for final approval. Planner Deem said that is correct and a Public

Hearing will be held at the Township Board and neighbors within three hundred (300) feet of the project will be notified of the Public Hearing with the Township Board.

Chairman Goldberg asked what escrow arrangements have been made noting the Township Attorney is calling for an escrow to be put into affect in case the sewer system experiences problems and asked if an amount has been identified? Planner Deem said he does not believe an amount has been identified yet and will have the amount once the Ordinance is drafted noting amounts and contribution schedule.

Member McDonald asked for clarification of the location of the common septic and Planner Deem indicated it will be next to the tennis court. Applicant Halland noted there will be a shared drain field and each house will have their own septic tank. Chairman Goldberg asked if the grades are such that each house will be pumped to the drain field. Applicant Halland said each house will have their own pump and that is correct.

Chairman Goldberg who is determining the amount needed for the escrow once it is developed and Planner Deem noted the Township's Engineer will be developing the escrow.

Member MacAllister referred to another project that had come before the Planning Commission that provided pathways and landscaping of the public areas and asked if the Commission should be anticipating in this project? Her concern is that there is not any parking shown on the plan for the soccer field nor paths from the field to tennis courts and lighting for the public areas.

Chairman Goldberg invited Applicant, John Halland of 4665 Cascade Road SE #233, to approach the Commission to answer some of the questions.

Applicant Halland indicated the parking area on the site plan for the soccer field that will provide twelve (12) parking spaces. Member MacAllister asked if the parking was parallel or perpendicular parking and the Applicant said perpendicular. She asked how the people would access the soccer field from the parking and Applicant Halland said from the parking to the edge of the field is only thirty (30) feet and will be grass. Member MacAllister asked if a pathway would installed for the basketball and tennis courts and Applicant Halland said he may install a pathway from the street to the courts with woodchips. He said most residents will probably ride their bike to the courts. The

parking lot was added in case one of the residents happens to be a coach of a team and wanted to hold practices near their home.

Member MacAllister if there would be any additional lighting or landscaping in the public areas and the Applicant said no, he is not planning on any. Chairman Goldberg clarified that these sports areas are not really considered public areas to the entire Township but more of a public or common area for the development's residents.

Member Lewis asked the Applicant when he anticipates installing these areas. Applicant Halland said he will be installing these amenities in Phase I, prior to Phase II. Member MacAllister asked what is Phase I and Applicant Halland said that lots 15-30 is a phase and 31-42 is a phase. He does not refer to them with phase numbers because fourteen (14) lots are already in there.

Member McDonald asked the Applicant what is the purpose of the easement to the north and does he like it and it's location? The Applicant said that he agrees with Staff's comments and tying in to Mr. Rinucci's property along the north. Applicant Halland asked Staff if the P.U.D. could be written noting the tie-in along the north property line and Planner Deem said it could be done. Applicant Halland asked Staff to go ahead and include this so the project is covered. Member McDonald asked if this is to provide pedestrian movement or for cars? Applicant Halland said this would be for vehicles once Mr. Rinucci has developed his property and would like to tie in at some point.

Member Logue asked if the Applicant had considered a common septic pump and asked if there is a reason for doing the individual pumps. The Applicant said there is a number of ways it could be done but the project's engineer recommended this step-system and provide the homeowner's their own tanks to be pumped every couple of years and to share the drain field. He further explained the system and the pumps; the drain field also has its own tank with a capacity of up to 4,500-gallons. He also noted that this system is included within the agreement with the County and has a contract in place with the company providing the services. There is also a phone line that is required to run to the drain mechanism and they will receive a phone call if anything with the system should go wrong; it is a very sophisticated system. Applicant Halland said they have made an application to the State for everything and the escrow is \$8,400.00.

Member Logue asked if there is a reason for having individual pumps per household instead of a central gravity pull system and the Applicant said he went by his engineer's recommendations. Member Robinson noted the individual pumps would mean one (1) pump would have a failure affecting one (1) household, if there were common pumps, a failure would affect more residents.

Member Koessel noted that the report states that Staff recommends not installing street lights asked if the Applicant was planning on them? Applicant Halland said he is planning on landscape lighting, such as solar yard lights done with the first houses, one (1) per house. Member Koessel asked Staff if they are aware of the yard lights and Planner Deem said he was not aware and only recommended no street lights for the project. Member Koessel asked if there would be any problems with the yard lights and Planner Deem said the yard lights still meet the Township's lighting requirements.

Member Koessel questioned the maintenance of the septic system and how much of the system is included within the agreement, from what point to what point? The Applicant noted the coverage will include from where the pipe leaves the individual's property and goes into the right of way, from that point to the 4,500-gallon tank including the circuitry, phone connection and drain field.

Member Koessel asked the Applicant if each homeowner would contribute towards the \$8,400.00 escrow. Applicant Halland clarified that the eight (8) residents who share the septic will contribute towards the escrow. He further noted that the way the agreement is established is that he, as the developer, pays the escrow and as lots are sold, he is reimbursed. Member Koessel asked if the escrow would remain, over time, the cost for repairs will increase and how will those costs be established? The Applicant said there is a formula that is utilized by the State to develop the escrow and these are done throughout the State. Chairman Goldberg noted that the money goes into escrow and earns interest over time to help cover maintenance costs over the years, Applicant Halland said that is correct. Member Koessel asked that if a major repair is needed, is the escrow replenished and the Applicant said that is correct. Member Koessel noted that as long as the details are in place and all parties concerned are comfortable that would be fine.

Member McDonald noted the report refers to a purchase agreement and asked who actually owns the property right now. Applicant Halland said George Clay Trust currently does. Member

McDonald asked if Mr. Halland's formal ownership of the property is contingent upon approval tonight and the Applicant said yes.

Chairman Goldberg noted the Public Hearing for this case was held back in April. He asked Staff if they have received any other public comments concerning this project, Staff has not.

Member Koessel clarified that this is tentative preliminary approval and Chairman Goldberg said that is correct, this is preliminary plan approval.

Member Koessel motioned to approve the preliminary site plan to the Township Board for the P.U.D. rezoning to allow a 28-unit single-family home subdivision at 5375 Buttrick Avenue as shown on the site plan dated June 30, 2006 with Staff's conditions:

- 1) The Township Engineer comments will have to be addressed on the site plan prior to going before the Township Board.**
- 2) The timing for installation of the proposed sports courts should be included in the P.U.D. Ordinance.**
- 3) Easement to the property to the North should be increased.**
- 4) Staff to write a new P.U.D. Ordinance for this project to be reviewed by the Planning Commission before a Public Hearing date at the Township Board is set.**

Member Robinson supported the motion and conditions.

Member Lewis said he is relying on the State and other professionals involved in this project and his main concern was the installation of the sports fields and he is happy with the Applicant's plans.

Chairman Goldberg called to question the motion presented. **All in favor with none opposed. Motion carried.**

ARTICLE 7.

Case #06-2823: Edward and Rosanne Eggleston

Site plan approval to build a dental office on the property at 6735 Old 28th Street (approximately 2,300-square feet).

Planning Director Peterson said the Applicant is requesting site plan approval in order to construct a new 2,300-square foot building for a new dentist office. There is an existing home on the property now and the home would be torn down for redevelopment of the property for the office.

The Applicant has an existing business in Cascade along Cascade Road and would re-locate their business to Old 28th Street if the site plan were approved.

The site plan does meet all the building requirements regarding setback, building height and parking regulations of the B1 Zoning District.

Access to the site will involve improving the existing curb cut to Old 28th Street. This has already been reviewed and approved by the Kent Country Road Commission.

Both the Township's Fire Department and Engineer have reviewed and approved the plans. The Fire Department and Engineer did make some comments but none out of the ordinary and the Applicant will meet the conditions noted in their letters.

The Applicant has also developed the lighting plan that is in compliance with Township standards and the plan is included within the Commissions' packets. The lighting for the parking lot will be similar to that of the lighting the Township has installed along Old 28th Street.

The Village Design Review Committee did meet to review this project even though they were not asking for any exceptions to the design standards. Since the Committee does not meet frequently, the Township Supervisor has asked that all projects in the village be reviewed by the committee. The plan was very well received and recommended for approval by the Village Design Review Committee.

The Applicant will need to apply for a soil erosion permit prior to construction.

Staff recommends approval of the site plan with the following conditions:

- 1) Submit landscape bond of \$5,000.
- 2) Comply with the Fire Department letter dated July 24, 2006.
- 3) Comply with the Township Engineer's comments.
- 4) Apply for and receive a soil erosion permit prior to construction.

Chairman Goldberg asked Applicant Dr. Eggleston if anything needed to be added to the report. The Applicant did not have anything to add.

Chairman Goldberg opened the meeting for questions from the Commission for the Applicant.

Member Lewis asked if the house being torn down is the grey one and Planning Director Peterson said yes, the one located next to Prestige Realty. Member Lewis noted that would be an improvement and Chairman Goldberg noted the building looks very nice along with the landscaping plan.

Member Logue asked why the addresses for the buildings seem to be out of sequence noting the building to the east is 6725 and this one is 6735, anyone know how this happened? Planning Director Peterson said the Township does not assign the addresses and Member Logue asked if this could be corrected? Chairman Goldberg said that the address might not want to be corrected due to the emergency response departments (i.e. fire department, ambulance) not being able to find the proper address in an emergency. Planning Director Peterson noted the Kent County Road Commission assigns the address numbers. Chairman Goldberg asked Planning Director Peterson to bring the addresses to the attention of the Road Commission prior to the doctors printing business cards, etc. for the new office building.

Member MacAllister asked Staff if sidewalks will be installed for this and Planning Director Peterson noted there are sidewalks on the other side of Old 28th Street and there are not sidewalks on the north side of Old 28th. The Township's Downtown Development Authority (DDA) does not have any plans to install sidewalks on the north side of Old 28th. Member MacAllister asked if there is any reason why sidewalks could not be installed along both sides of Old 28th Street as the area develops, as the Township is now installing sidewalks on the north side of 28th Street. Planning Director Peterson referred back to previous reasons for not installing the sidewalks on the north side of Old 28th, the area is a low traffic area and there are no plans for sidewalks along that side.

Member Koessel motioned to approve the site plan for a new building approximately 2,300 square feet to be located at 6735 Old 28th Street with the following conditions:

- 1) Submit landscape bond of \$5,500.**
- 2) Comply with the Fire Department letter dated July 24, 2006.**
- 3) Comply with the Township Engineer's comments.**
- 4) Apply for and receive a soil erosion permit prior to construction.**

Member McDonald supported the motion. He also commented that he has confidence in the DDA regarding their review of sidewalks along Old 28th Street and hopes they will consider future review if the area develops further.

Chairman Goldberg called to question the motion. **All in favor with none opposed. Motion carried.**

ARTICLE 8.

Case #06-2799: Randall Carpenter

Site plan approval for an addition (north side and south side) to existing building at 6555 28th Street.

Planning Director Peterson noted the property is where the Cascade Fur Salon was and the Applicant would like to put the addition on both the north (back) and on the south (front) of the building. The property is being redeveloped for a Veterinary Hospital.

The total size of the addition is approximately 5,000-square feet and the existing structure is approximately 4,400-square feet. Site plan approval is required for any addition over 5,000-square feet or one that increases the size of the existing structure by five (5%) percent, whichever is smaller.

The Applicant was awarded a variance from the Zoning Board of Appeals (ZBA) for a change in use where a non-conforming issue was present. The non-conforming situations were due to the seven (7) foot sideyard setback. The maximum front yard setback for this property is forty (40) feet. The current front yard setback is approximately 109-feet. The B1 Zoning requires parking in the front of the yard to be screened. This property does not have this screening and is the first property within the B1 District

Planning Director Peterson also noted the Applicant was also seeking a variance from the ZBA to encroach further into the sideyard (east) setback. That variance was tabled and the Applicant has redone the drawings to stay within the current setback and no variance is now needed. The Applicant has scaled back the project to accomplish meeting the sideyard setback requirements.

All setbacks are being met including the height of the building.

Signage is not being proposed at this time. Because of the project, the existing sign out by the road will have to be removed, since it

is non-conforming, and any new signs will have to get a permit and meet the B1 signage requirements.

The Applicant has developed a landscape plan that is consistent with the Township's landscape requirements. The most notable portion is the attempt to screen the front yard parking since some of that parking will remain.

The Applicant has developed a lighting plan to meet Township standards and the Township Fire Department has reviewed the plan and provided comments.

Planning Director Peterson said the Township Engineer has reviewed the plans and the site plan has been revised to address their comments. He believes the biggest concern was the storm water detention system at the rear of the site.

The Village District Review Committee has also reviewed the building and has recommended approval of the building with three requirements:

- i. The roof top units are not taller than the new peak.
- ii. The materials/colors are acceptable.
- iii. The existing siding for the portion of the building that remains is acceptable since it will be difficult to see.

Staff is happy to see the plan moving in the direction that would be consistent within the B1 District. Staff recommends approval of the site plan with the following conditions:

- 1) Apply for a soil erosion control permit.
- 2) Provide a \$5,000 landscape bond.
- 3) Comply with the Township Engineer comments.
- 4) Comply with the Township Fire Department letter.

Planning Director Peterson also reported that he has already revised the plans to comply with the requirements of the Township Engineer and Fire Department.

Chairman Goldberg opened the meeting for questions of Staff. Member MacAllister asked which plans on the elevations are the most recent and Planning Director Peterson clarified the drawings on the blue colored paper are the more current.

Member MacAllister asked if the Applicant changed the finishes and Planning Director Peterson said the materials are updated on the blue pages.

Chairman Goldberg invited the Applicant to come before the Planning Commission.

Applicant Randall Carpenter clarified for the Commission that the most current plans are in blue.

Member MacAllister asked on the elevation sheet, 85.1 there is a notation of an existing metal building and there is indication of a brick siding? Applicant Carpenter said the metal will be removed except for the metal roof on the existing building and the siding will be brick.

Chairman Goldberg said he has great faith in the Design Committee and the collaboration between that committee, Staff and the Applicant represents a nice improvement to the area.

Member MacAllister commends the Applicant and designers on the pedestrian pathway extension and utilizing brick.

Member Robinson motioned for site plan approval for an addition (north side and south side) to the existing building at 6555 28th Street SE with four (4) conditions:

- 1) Apply for a soil erosion control permit.**
- 2) Provide a \$5,000 landscape bond.**
- 3) Comply with the Township Engineer comments.**
- 4) Comply with the Township Fire Department letter.**

Member Lewis supported the motion.

Chairman Goldberg opened for discussion of the motion and hearing none called to question. **All were in favor with none opposed. Motion carried.**

ARTICLE 9.

Case #06-2829: Andy Dykema/Quail Ridge Land Co.

Amending the existing Planned Unit Development to remove approximately 3.2 acres from the project to allow for an additional home site off from Wood Duck Lane. Address of property: 8375 36th Street SE.

Chairman Goldberg noted that he has been informed that this item is on tonight's agenda but the Applicant is not present. There is a Public Hearing that has been noticed for September 5, 2006 Planning Commission Meeting and suggested that unless there is some discussion of the Commission, this case could be by-passed until the Public Hearing date of September 5th. The Commission unanimously agreed to review the case at the Public Hearing.

ARTICLE 10.

Case #06-2802: AJV Ventures, LLC, 6155 Cascade Road

The Applicant is seeking preliminary approval to create a site Condominium with 10 lots in the R-1 Zone.

Planner Deem noted the Planning Commission has seen this plan before; it originally came to the Commission as Haven Hills. The project is located at the corner of Beard and Cascade Road.

The Applicant is coming in as a Site Condominium and has already been before the Planning Commission and the Township Board. They are now seeking preliminary approval and have submitted the plans to the various government agencies and have received approval and conditions that will be met.

Planner Deem noted that the first concern of the Commission upon their first review of the plan was the installation of a center lane on Cascade Road. The Applicant has agreed to pay \$20,000 for the center lane in front of the project and the Township has decided to extend the center lane to Mont Rue and is working with the Road Commission.

This project has been reviewed by the Township Engineer and included within the Commissions' packets is the original letter and an email that was sent noting the corrections made. The site plan has been approved by the Engineer with one (1) note that the grading in Lot 10 needs to be updated.

The Fire Department has reviewed this site plan. They require that if a gate entrance is to be installed that it gains the approval from the Fire Department.

The DEQ has reviewed and approved the plan and the Road Commission has also reviewed and approved the site plan.

Planner Deem said the Applicant has met the conditions and has applied for a soil erosion permit already that looks to be in order. Staff recommends the Planning Commission recommend to the Township Board preliminary approval for this project.

Chairman Goldberg clarified that the Commission needs to make a recommendation to the Township Board either in favor or denial of this project and Planner Deem said that is correct, there are no Public Hearings throughout this process. Planner Deem did state that the neighbors are aware of the project and have called the Township Office with questions but Staff has not received any complaints regarding the project.

Member Robinson questioned why the Commission is making preliminary approval to the Township instead of approval? Planner Deem said this is according to the Condominium Ordinance and Planning Director Peterson noted it is a little different as the Commission begins with tentative preliminary approval, then it goes for the Township approval once the roads and infrastructures have been submitted and is a little different from the P.U.D. process.

Chairman Goldberg asked Applicant Veneklasen if he had any additional comments and he does not.

Member Koessel asked the Applicant if only the name of the project has changed and the streets have changed since the Commission's last review and he said that is correct.

Member Lewis commented that he is glad Mr. Veneklasen has agreed to share the expenses in installing a center left turn lane.

Member Lewis motioned for preliminary approval to the Township Board to create a site condominium with 10 lots located at 6155 Cascade Road with support from Member Robinson.

Chairman Goldberg called for discussion of the motion. He noted that it is always nice when the Applicant, Township and government can reach middle ground. There being no further discussion, Chairman Goldberg called to question. **All were in favor with none opposed. Motion carried.**

ARTICLE 11.

Any Other Business

Chairman Goldberg opened the meeting for other business.

Member Koessel asked Planning Director Peterson to clarify the processes of preliminary approvals and tentative preliminary approvals and Staff reviewed the processes involved regarding Site Condominium process and P.U.D.'s.

ARTICLE 12.

Adjournment

Chairman Goldberg requested a motion for adjournment.

Member Robinson supported by Member McDonald moved to adjourn. The motion carried and the meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Claude Robinson, Secretary

Lisa Hern, Recording Secretary