

Minutes
Cascade Charter Township
Planning Commission
Monday September 13, 2021
7:00 P.M.
2870 Jacksmith Ave SE

ARTICLE 1. Chairman Rissi called the meeting to order at 7:01 P.M.
Members Present: Noordhoek, Moxley, Deering, Rissi, Noordyke, Korstange, and Meurlin
Members Absent: Rapin and Katsma
Others Present: Planner Brian Hilbrands and those listed on the sign-in sheet

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda

Motion was made by Member Moxley to approve the current Agenda. Supported by Member Deering. Motion carried 7 to 0.

ARTICLE 4. Disclose any Conflicts of Interest

There were none.

ARTICLE 5. Approve the Minutes of the August 16, 2021 Meeting.

Motion was made by Member Deering to approve the Minutes of August 16, 2021. Supported by Member Noordyke. Motion carried 7 to 0.

ARTICLE 6. Acknowledge visitors and those wishing to speak to non-agenda items.

There was no one who wished to speak to non-agenda items.

ARTICLE 7. Case #21-3659/Lange

Property Address: 9205 28th St

Requested Action: The applicant is requesting approval of a Special Use Permit for an accessory building over 832 sq ft.

Planner Brian presented the case. He said that the applicant is requesting to build an accessory building that is 40x30ft with a 40x10ft lean-to for a total of 1600sq ft. The height is 13 ft measured to the mid-point of the roof. This requires setback of 10 ft to side property line and 25 ft to the rear. They're showing a setback of nearly 200 ft to the nearest side line and a setback of 30 ft to the rear, so they are meeting all requirements on that. The property is allowed to have a total of two accessory buildings and this would be the second building on it. Applicant intends to use the building for storage of vehicles and lawn equipment. It is composed of painted steel roofing and siding which is common for agriculturally zoned areas in the township and the size of the building is normal for the lot size and zoning district. The applicant appears to meet our standards

for an accessory building and staff recommend approval with two conditions. The first being that in addition to the building being in compliance with all other zoning regulations, it is not being used for living space or to run a business, and the second being any outdoor lighting meets our regulations.

David Lane, address 9205 28th St, is the applicant. Their garage is currently filled with things to take care of the property, which is what they would like to move to the accessory building. The building will be completely out of view for the neighbors as they own 3.43 acres of land and it is surrounded by woods. The lighting will only be spotlights in the ground that are on a timer and motion activated so there will not be light pollution. David Lane does not have any plan to run a business. This will not be in conflict with his septic system.

Motion was made by Member Moxley to go to public hearing. Supported by Member Deering.

There was no one who wished to speak.

Member Noordyke motioned to close public hearing. Supported by Member Moxley.

Member Meurlin asked where the building would be on the site in relation to the site map. Planner Brian explained that there is a small shed existing to the south of the home and this proposed building would be even further to the south. Member Meurlin asked how far the building would be to the east and Planner Brian said that it was 30 ft to the east property line. Member Meurlin then asked if there was any other house in that direction and Planner Brian confirmed that there was not. Chairman Rissi explained that if you go from the east property line, the first thing you would hit would be water at 670ft to the east. Member Meurlin mentioned that someone does own the property to the east though and Chairman Rissi confirmed that someone does own the property but the house is at the end of the street and is actually to the north west of the building and over 700 ft away.

Motion was made by Member Noordyke to approve the special use permit with the conditions listed by staff of not using the building as living space or to run a business out of and any outdoor lighting must meet township regulations. Supported by Member Korstange. Motion carried 7 to 0.

ARTICLE 8. Case #21-3664/Eggleston

Property Address: 9091 36th St

Requested Action: The applicant is requesting approval of a Special Use Permit for an accessory building over 832 sq ft.

Planner Brian presented the case. He said that the building is 30x40 with a 40x12 lean for 1680 total sq ft. It will have a height of 17ft measured to the midpoint requiring a setback of 40 ft to the side and rear property lines. They show a setback of 98 ft to the nearest side property line and a setback to the rear of approximately nearly 500 ft. The

applicant recently had a lot split approved to move from three parcels down to two parcels. The lot the applicant will be living on is 9 acres and the applicant still needs to get the lot split recorded and file the required papers before a building permit can be issued. The property is permitted to have three accessory buildings and this will be the third building on the property. They indicated that they intend to use the building for storage of an RV and popup camper. The building will be composed of steel roofing and siding. The size of the building is normal for the lot size and zoning district that it is in. The applicant appears to meet our standard for an accessory building. Staff recommend approval with three conditions. The first being that in addition to the building being in compliance with all other zoning regulations, it is not being used for living space or to run a business. The second is that the outdoor lighting meets regulations and the third is that the lot split must be recorded with the county.

Member Meurlin clarified that the previous approval was called a 'lot split' even though it was actually the merging of multiple lots. Planner Brian agreed that this was the case. There was then clarification as to how the lots were being split and where the lines would end up, as well as topographic clarifications.

A point of order was made by Member Noordyke requesting staff begin numbering the pages of the meeting packet so it is easier to reference specific pages. Planner Brian stated that that could be done going forward.

Member Noordyke asked if the applicant would be eligible for this Special Use Permit if the lot split didn't occur. Planner Brian said they would not be able to as the building would have been on a different plot than the home. Chair Rissi agreed and said that the previously approved lot split was actually bringing the property more into compliance.

Member Korstange clarified that the lot split was approved and need to be filed. Planner Brian said the lot split was approved by staff and the applicant just had to file the paperwork with the county. To meet the requirements for the Special Use Permit, the applicant needs to first file the lot split paperwork.

Motion by Member Noordyke to move to public hearing. Supported by Member Noordhoek.

There was no one who wished to speak.

Motion by Member Noordyke to close public hearing. Supported by Member Noordhoek.

Motion by Member Noordyke to approve the application with the following requirements: the building is not used for living space or a business, the lighting meets township regulations, and before a building permit is issued, the paperwork for the lot split is filed. Supported by Member Deering.

Motion carried 7 to 0.

ARTICLE 9. Old Business

Thornapple Point Stormwater: Planner Brian referenced communication in the meeting packet about the Thornapple Point Stormwater situation. Chair Rissi said that the report was what he and Member Noordhoek noticed when they traversed the property as well as some things they hadn't noticed. Member Noordhoek asked if the resident down on Sequoia had been notified and Chair Rissi said that he tried to let them know the situation was being worked on but has not been able to reach them as of yet. Member Meurlin asked if ~~if~~ lot six still belonged to the developers and Chair Rissi said that he wasn't aware of the lot's current status. Member Meurlin expressed concern about a drain being on top of a hill and Chair Rissi said that the notes in the packet said they were going to regrade that area. He said they were going to raise the area around the catch basin so that the water will flow into it. Member Meurlin asked if this regrading would be completed this fall. Member Deering referenced a note in the meeting packet that said, "The last we spoke with Adam it sounded like the contractor would be on site this month to complete the work." Member Meurlin requested someone check on the property, as there would not be anyone living there, to make sure the grading was corrected. Planner Brian said that staff would be checking it out with the engineer to make sure everything has been completed satisfactorily. Member Noordyke requested we get a status update at the end of October and Planner Brian agreed.

Safety Measures at Wisner Center: Chair Rissi said that he looked at the write up for safety measures at Wisner Center and it looked cut and dry to him. Member Meurlin expressed his dissent saying that it looked very unsatisfactory to him. Chair Rissi said that if the people who are calculating their risk didn't see a problem with it, neither does he. Member Meurlin said that he has a higher standard for the safety features as he does not want to pay insurance for a child falling off of the hill in question at the Wisner Center. Chair Rissi said that the grade of the hill is less steep now than when there was originally concern surrounding the hill's safety. Member Moxley said that they have put in trees and erosion control. Member Meurlin said that if Member Moxley was comfortable with it, so is he, as Member Moxley had walked the area to evaluate if he thought it looked safer.

ARTICLE 10. Any Other Business

Member Noordyke brought a resolution to the table that he had worked on with Chair Rissi and a few other committee members to commemorate Director Steve Peterson's 24 years with Cascade Township as he is now leaving for a different organization. This is something that the Planning Commission historically does when someone leaves that has been there for over 20 years. Member Meurlin, Member Korstange, and Member Noordhoek expressed that they did not feel comfortable passing this resolution, both Member Meurlin, and Member Korstange saying they would abstain from voting if they were to be the only dissenting votes. This did not end up being the case so both of the members participated in the roll call vote. Motion was made by Member Noordyke to adopt the motion commemorating Director Steve Peterson's 24 years with Cascade

Township. Supported by Member Deering. Planner Brian conducted a roll call vote. Member Noordhoek no, Member Moxley no, Member Deering yes, Member Noordyke yes, Chair Rissi yes, Member Korstange no, and Member Meurlin no. Chair Rissi expressed that he did not feel the same way about his interactions with Director Peterson as the dissenting members and that he believed Director Peterson would be missed.

Member Korstange urged the commission to be careful when talking about other commission members or patrons that may be leaving for the winter or going out of town as it is not safe for that to be public knowledge. Chair Rissi agreed and said that the commission would work on their phrasing going forward.

ARTICLE 11. Adjournment

Motion was made by Member Noordhoek to adjourn. Supported by Member Deering. Motion carried 7 to 0. The meeting was adjourned at 7:53 p.m.

Respectfully submitted,

Brett Katsma, Secretary