

MINUTES
CASCADE CHARTER TOWNSHIP REGULAR BOARD MEETING
Wednesday, February 23, 2005
7:00 PM

Article 1. Supervisor Julien called the meeting to order at 7:00 p.m.
Present: Trustee Currier, Supervisor Julien, Trustee Koessel, Trustee Beahan,
Clerk Goodyke, Treasurer Carpenter, and Trustee Parrish.
Absent: None
Others Present: Manager Cravens, Deputy Clerk Biegalle, Planning Director
Petersen, Planner Deem, Building Inspections Dept. Head Visser, Engineer Brian
Vilmont and those listed on Supplement #1.

Article 2. Supervisor Julien led the Pledge of Allegiance to the Flag

Article 3. The agenda was approved on motion by Trustee Koessel and supported by
Trustee Beahan. The motion carried.

Article 4. Approval of Consent Agenda

- a. Approval of Township Board Minutes
 - 1. Regular Meeting Minutes of 02/09/2005.
- b. Receive and File Communications
 - 1. Memo from Manager Cravens-re: 2005 Township Board Goal Statements.
 - 2. Memo from Chief Sigg-re: Award of Grant
 - 3. Invitation from Kent County Road Commission-re: Meeting to present Road Commission 2005 programs and policies.

The Consent Agenda was approved on motion by Trustee Parrish and supported
by Treasurer Carpenter. Motion carried unanimously.

Article 5. Financial Actions

- a. Consider Approval of Public Utilities Financial Reports for January,
2005-Preaudit.
Motion to approve the Public Utilities Financial Reports for January,
2005-Preaudit was made by Clerk Goodyke and supported by Treasurer
Carpenter. Motion carried.
- b. Consider Approval of General/Special Funds Financial Reports for
January, 2005-Preaudit.
Motion to approve the General/Special Funds Financial Reports for
January, 2005-Preaudit was made by Trustee Koessel and supported by
Clerk Goodyke. Motion carried.

Article 6. Public Actions

Motion by Treasurer Carpenter and supported by Trustee Beahan to open the
Public Hearings. The motion carried.

- a. **Public Hearing – Final Plan Review for a PUD rezoning of 6300,
6330, 6380 and 6390 28th St.**

Planning Director Steve Peterson reviewed the particulars of the rezoning
request. The existing zoning of the subject parcel is B2, General Business.

The parcel size is approximately 14.5 acres and located on the south side of Thornhills. Staff recommends approval of the project with the PUD Ordinance as recommended by the Planning Commission. Some important reminders of the plan include:

1. The site would be limited to non fast food service.
2. Buildings A,B,D and D would be limited to no more than 10,000 sq. ft. of non fast food restaurant.
3. Allow for the three ground mounted signs provided they are limited to 40 sq. ft. each, five feet high and setback 80 feet from the right-of-way.
4. Cross access provided to the sites to the east and west.
5. Sidewalks along 28th St. and into the site being constructed along with the project.
6. Each building to come back to the Planning Commission for site plan approval to ensure all requirements are met.

Supervisor Julien had some concern with 200 feet of sidewalk on Thornhill. Trustee Beahan asked Planning Director Peterson if he was comfortable with Culver Restaurant not being a “fast food” restaurant. Director Peterson stated he felt there was adequate “stacking”.

Clerk Goodyke mentioned that he likes the a.) limited signage, b.) proposed sidewalk, and c.) Culver Restaurant brings the food out to the customer.

The engineer on the project Aaron Catlin stated he received very good input from all the meetings that had been held regarding the rezoning request. He also stated this was a good re-use of the site and also an addition to the 28th St. corridor.

c. Public Hearing – Proposed International Property Maintenance Code.

Manager Cravens presented a brief overview of the process. He stated the Property Maintenance Code interrelates with the Building Code. Manager Cravens introduced Butch Visser the Township’s Building Department Head for any additional questions regarding additional costs, manpower and enforcement. Mr. Visser explained how the building department would handle calls/complaints. Mr. Visser stated that the Property Maintenance Code would also tie in with the National Fire Code.

Supervisor Julien posed several possible infractions to the Code to Mr. Visser. Mr. Visser explained that two people (himself and another inspector) would decide if there was a violation of the Maintenance Code. Mr. Visser stressed that the inspections would be complaint driven. The Maintenance Code is looking at major problems with a home.

Trustee Beahan inquired about a fee structure for inspections relating to the Property Maintenance Code. Mr. Visser responded that there would be no fee schedule proposed at this time.

Trustee Currier asked what impact the adoption of this Code would be on our existing building staff. Mr. Visser stated that there would be no additional impact on his staff as they are already dealing with the complaints and very little additional time would be spent. Mr. Visser also reminded the Board that residents have the same protection as all building codes...our inspectors need permission to inspect a premise.

Mr. Bill Horn of 7120 Dorset Drive asked that the Property Maintenance Code be approved.

A resident of Cascade Woods asked if this Property Maintenance Code would take care of concerns regarding Piles of dirt and trees left on a piece of property. Mr. Visser stated that it would not protect trees.

A resident of Hidden Hills asked if the Code would add teeth to restrictions of neighborhoods.

Supervisor Julien explained the rules of plat restrictions in that local government has no control.

Eric Neitzel of 5060 Sequoia asked how the Code would handle burned out homes. Mr. Visser stated it would require the closing up of the home and either demolition or repair of the home. The question was also asked how many other communities had experience with this code. Mr. Visser stated that the only one he was aware of was the City of Kentwood.

John Briggs of 3475 Goodwood Dr. served on the committee reviewed the Property Maintenance Code. Mr. Briggs stated he was not a big proponent of the Code. Although after tonights meeting he was a little bit more comfortable. Some initial concerns Mr. Briggs relayed to the Board were a.) criminal/civil infractions...not to go past civil infraction b.) how will this Property Maintenance Code interact with existing ordinances, and c.) enforcement .

Supervisor Julien directed Manager Cravens to review our ordinances extensively to determine any overlapping.

Vic Gillis of 1510 Middlebrook stated he was in favor of the Property Maintenance Code.

Motion by Clerk Goodyke and supported by Trustee Koessed to reconvene in regular session. Motion carried unanimously.

Article 7. Public Comments (None)

Article 8. Unfinished Business

014-2005 Tabled Item - Consider Request from William Papke for final preliminary approval to create a site condominium with 13 lots in the R-1 Zone at 1227 Thornapple River Drive.

Motion by Trustee Beahan and supported by Treasurer Carpenter to remove the item regarding the final preliminary approval to create a site condominium at 1227 Thornapple River Drive. Motion carried.

Planner Deem reviewed the issues regarding the 433 Agreement. The following are the staff recommendations for Final Preliminary Approval:

1. The Storm Water Ordinance needs to be met by entering into an agreement with the Township to set up a special assessment district for the drainage.
2. The center turn lane is to be installed to the approval of the Kent County Road Commission.
3. A letter of credit is to be received by the Township to cover the engineering cost identified under Section 4.4L of the Cascade Township Subdivision Ordinance.
4. The applicant is to receive a Pathway Cutting permit to do work on the pathway.
5. A letter of credit is to be received by the Township to cover the costs for installing the street lighting.
6. A landscaping bond be provided for the street trees.

Discussion followed concerning the Special Assessment issue.
Motion by Clerk Goodyke and supported by Trustee Parrish to approve the final preliminary approval to create a site condominium with 13 lots in the R-1 Zone at 1227 Thornapple River Drive with the above stated changes. The motion carried unanimously with roll call vote.

Article 9. New Business

017-2005 Consider Approval of Final Plan Review for a PUD rezoning of 6300, 6330, 6380 and 6390 28th St.

Motion by Trustee Koessel and supported by Trustee Beahan to approve the Final Plan Review for a PUD rezoning of 6300, 6330, 6380 and 6390 28th St. Motion carried.

018-2005 Consider Approval of Ordinance Adopting the International Property Maintenance Code.

Motion by Clerk Goodyke and supported by Trustee Parrish to approve the adoption of the International Property Maintenance Code. Motion carried.

Article 10. Managers Comments

Manager Cravens addressed the following:

- Neighborhood Association Meeting with Officers will be held on March 29, 2005 at 7:00 p.m. All Board Members are invited.
- Combined Board, Commission and Committee meeting will be held at the next regular Township Board Meeting on March 9, 2005. Manager Cravens is looking for possible items to discuss.

Article 11. Board Member Comments

Trustee Parrish informed the Board that her husband was participating in the play Escanaba in the Moonlight... anyone was welcome to attend.

Treasurer Carpenter reminded the Board that dog licenses were due on March 1, 2005.

Trustee Beahan stated that the replacement for Dirk Koney at the Media Center might be able to help us with the Board goal a wireless Cascade Township.

Supervisor Julien was looking for input on the subcommittee assignments. The following were discussed:

- Utility - Trustees Parrish, Koessel and Beahan
- Fire - Trustee Currier, Clerk Goodyke and Treasurer Carpenter
- Personnel - Trustee Beahan, Clerk Goodyke and Supervisor Julien. (back-up Trustee Parrish)
- Budget - Supervisor Julien, Trustee Koessel and Treasurer Carpenter.

Motion by Trustee Beahan and supported by Trustee Koessl to approve the subcommittee assignments as stated. Motion carried.

Article 12 Adjournment

Motion by Trustee Parrish and supported by Clerk Goodyke to adjourn. Motion carried unanimously.

Meeting adjourned 9:10 p.m.

Respectfully submitted,

Denise M. Biegalle
Deputy Clerk

Approved by:

Ron Goodyke, Clerk

Michael R. Julien, Supervisor