

## MINUTES

Cascade Charter Township  
Planning Commission  
Monday, May 15, 2017  
7:00 P.M.

**ARTICLE 1.** Chairman Waalkes called the meeting to order at 7:00 P.M.  
Members Present: Katsma, Lewis, Mead, Pennington, Rissi, Robinson, Sperla and Williams  
Members Absent:  
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

**ARTICLE 2. Pledge of Allegiance.**

**ARTICLE 3. Approve the current Agenda.**

**Motion was made by Member Robinson to approve the Agenda. Supported by Member Lewis. Motion carried 9 to 0.**

**ARTICLE 4. Approve the Minutes of the April 17, 2017 Meeting.**

**Motion was made by Member Mead to approve the Minutes as written. Supported by Member Katsma. Motion carried 9 to 0.**

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

No visitors who were present wished to speak about non-agenda items.

**ARTICLE 6. Case #17:3379 David Shaffer**

**Public Hearing**

**Property Address: 8665 28<sup>th</sup> Street**

**Requested Action:** The Applicant is requesting a Special Use Permit to construct an addition to an accessory building in excess of 832 sq. ft.

Director Peterson stated that the Applicant is requesting permission to construct an 18 x 21 addition to the existing accessory building. The existing accessory building is about 688 sq. ft. The addition would bring the total size to 1,066 sq. ft., bringing the building over 832 sq. ft., which requires a special use permit. The building is about 40 feet off the side (north) property line and is about 16 feet tall, which meets the minimum setback requirements. Applicant has stated it would be for personal storage.

With less than 3 acres, the property would only be allowed this one accessory building. There is a second building on the property that Applicant plans to remove as a result of this project. The materials for the building will be the same as the existing building, a metal roof with wood siding.

Director Peterson recommends approval of the request to construct the addition to the existing accessory building with three conditions:

1. That the building is not used for living space or to run a business.
2. Any outdoor light meets township regulations; and
3. Remove the small shed within 30 days of completing the addition.

Chairman Waalkes asked the Applicant to come forward with any comments.

Mr. Shaffer came forward to answer any questions members may have and to assure them that the extra building would be taken down almost immediately.

A brief discussion followed.

**Motion was made by Member Mead to open the public hearing. Supported by Member Lewis. Motion was carried 9 to 0.**

No one from the public came forward.

**Motion was made by Member Lewis to close the Public Hearing. Supported by Member Robinson. Motion carried 9 to 0.**

**Motion was made by Member Sperla to approve the Special Use Permit to allow the addition to the accessory building with the three conditions stated by Director Peterson above. Supported by Member Robinson. Motion carried 9 to 0.**

**ARTICLE 7. Case #16:3348 Edward Rose/Meadowbrook P.U.D. Amendment**

**Property Address: 5794 Broadmoor Avenue & 5201 60<sup>th</sup> Street**

**Requested Action:** The Applicant is requesting a recommendation to the Township Board to amend the Meadowbrooke P.U.D. to allow for multifamily residential and commercial development.

Director Peterson stated that on February 6, 2017, the Planning Commission awarded preliminary approval of the site plan and instructed staff to write the P.U.D. amendment for the project. The project was approved with several conditions. The Applicant has completed all conditions and the township has received the revised traffic study with acceptance from MDOT. The P.U.D. Ordinance has been reviewed by Applicant, as well as Lacks Industries (user to the east).

Director Peterson recommended that the Planning Commission forward a positive recommendation to the Township Board for approval of the P.U.D. amendment and site plan.

Chairman Waalkes asked if the Applicant would like to come forward.

Applicant did not come forward with any comments. However, Mr. Tim Stoepky, a representative of Lacks Industries, came forward with a brief comment.

**Motion was made by Member Lewis to send a positive recommendation to the Township Board for approval of the P.U.D. amendment and site plan. Supported by Member Mead. Motion carried 9 to 0.**

**ARTICLE 8. Any other business**

**ARTICLE 9. Adjournment.**

**Motion was made by Member Rissi to adjourn. Supported by Member Sperla. Motion carried 9 to 0. The meeting was adjourned at 7:30 p.m.**

Respectfully submitted,  
Scott Rissi, Secretary