

Minutes

Cascade Charter Township
Planning Commission
Monday, October 3, 2022
7:00 P.M.
2870 Jacksmith Ave SE

- ARTICLE 1.** Chair Noordyke called the meeting to order at 7:01 P.M.
Members Present: Noordhoek, Rowland, Rissi, Moxley, Noordyke, Rapin, Korstange
Members Absent: Deering and Engel (excused)
- ARTICLE 2.** **Pledge of Allegiance**
- ARTICLE 3.** **Approve the current Agenda**
Motion was made by Member Rissi to approve the current agenda. Supported by Member Moxley. Motion carried 7 to 0.
- ARTICLE 4.** **Approve the Minutes of the September 12, 2022 Meeting**
Motion was made by Member Korstange to approve the September 12, 2022 Meeting Minutes as written. Supported by Member Rissi. Motion carried 6 to 0. Abstained- Member Rapin.
- ARTICLE 5.** **Approve the Minutes of the September 19, 2022 Meeting**
Motion was made by Member Rapin to approve the September 19, 2022 Meeting Minutes as written. Supported by Member Korstange. Motion carried 7 to 0.
- ARTICLE 6.** **Disclose any conflict of interest**
There weren't any members with a conflict of interest to disclose.
- ARTICLE 7.** **Acknowledge visitors and those wishing to speak**
There was no one that wished to speak.
- ARTICLE 8.** **Case #22-3735/Koenes Trust Properties**
Property Address: 5100 Patterson Ave and 5085 Kendrick Ct
Requested Action: Site Plan Review for an approximately 16,800sqft addition that would connect two existing buildings.

Planning Director Hilbrands presented the case and stated that after connecting the two industrial buildings, the total size will be approximately 64,400sqft. Connecting the buildings requires the parcels to be combined and necessitates a fire lane. The Zoning Board of Appeals granted a variance to extend the fire lane into the 20ft bufferyard, and the Planning Commission must review the number of plantings required. It was proposed that the applicant provides only the required understory tree and shrub plantings along the fire lane; this will help maintain a vegetative screen with minimal

obstruction to the fire lane. Along the north property line, it was proposed they provide 15 evergreen shrubs. Upon approval of the plantings, the applicant will need to provide a \$6,500 landscape bond.

Fire officials have reviewed and approved the plans, noting that the fire lane must be clear of any obstructions at all times.

Additionally, the number of parking spaces will need review. Parking requirements of 194 spaces were met by having interior parking, utilizing existing parking onsite, and deferring a number of parking spaces on an adjacent parcel that the applicant also owns. The Township Engineer reviewed and approved the plans and noted they will require a stormwater maintenance agreement.

Staff recommended approval of the site plan for the 16,846sqft addition with the seven conditions listed in the packet.

Member Rapin asked if Patterson Ave. and Kendrick Ct. were connected since there appeared to be a fence in the way. He also questioned if there were concerns about traffic in the fire lane. Planning Director Hilbrands assumed the fence would need to be opened, but the fire department would confirm that. He didn't believe people cutting through would be an issue as the drive is narrow and not an obvious driveway.

Member Rowland asked if they have previously counted indoor parking as part of the required parking spaces. Planning Director Hilbrands was unsure, but since this is for an automotive repair shop, they require twice as much parking compared to light industrial.

Don De Groot with Exxel Engineering stated he believed, due to the nature of the business, that indoor parking should be a part of the total requirement. Their business heavily involves working on cars, and they need storage for those vehicles.

Member Rowland asked him to clarify the parking since there seemed to be various areas being utilized. De Groot explained the two main buildings are self-explanatory on where the parking will be, the leased building directly to the south adds 34 spaces, and the building located on 52nd street has current parking with a concept drawing for an additional 72 spaces. The leased buildings contract has 8 years left with a right of first refusal.

Member Rowland expressed concern about counting indoor parking. Member Rissi explained that the applicant operates an auto repair shop and has a need to store damaged cars indoors. Other members agreed that having indoor parking would not be an issue.

Member Moxley asked the applicant if having indoor parking would be more efficient for the business. Mr. Koenes responded that it would be better if cars could be located inside.

Member Rowland asked how short on parking they are if leased spaces are not counted. Planning Director Hilbrands stated in total they need 194 spaces. With the combined

parcels, potential indoor parking, and deferred parking they meet the minimum requirements but, without the deferred parking, requirements wouldn't be met. It was also mentioned that deferred spaces have been allowed in the past.

A Motion was made by Member Rissi to approve the Site Plan Review for a 16,800sqft building addition with the conditions listed in the staff report. Supported by Member Rapin. Motion carried 7 to 0.

ARTICLE 9. Review of Major Street Plan

Planning Director Hilbrands provided board members with Kent County Road Commission maps to compare to the township's Major Street Plan. Kent County classifies roads into county primary roads and county local roads. They also have a truck map route indicating all-season roads. One major difference was Kraft Ave being classified as a primary road on the County's map, but as a local road on the Major Street Plan.

Member Rissi stated that the township's map is out of date. Updates and fixes should be made to ensure roads are classified as they should with annual, or biannual reviews.

Planning Director Hilbrands stated he prefers the township have its own map, as opposed to adopting the County Road Map. This ensures more flexibility to make changes when necessary and gives them more control over land use. If a business purchased property on a road that did not permit such use, the Township could then review the Major Street Plan and determine if they wanted to amend it.

It was determined that staff should move forward with amending the current Major Street Plan.

ARTICLE 10. Old Business

Member Moxley stated that the property located at 6480 Cascade Road has yet to clean up their yard. Planning Director Hilbrands will find more details.

ARTICLE 11. Any Other Business

Chair Noordyke explained there has been a lot of criminal activity around the 28th Street hotels. He asked staff to gather the PUD Ordinances for the hotels so they can collectively review and make recommendations. Member Noordhoek mentioned the Township Board is working with an attorney to incorporate a recapture fee for 911 calls. This would potentially include 2 free calls a month with additional fees for calls in excess.

Member Moxley would like the length of hotel stays capped at 30 days.

Member Rissi said the AC District Zoning Review Committee has been looking at potential uses of the airport and future tenants. There are certain sections that are being evaluated and will be brought up to the Planning Commission with recommendations.

ARTICLE 12. Acknowledge visitors and those wishing to speak.

There weren't any visitors who wished to speak.

ARTICLE 13. Adjournment

Motion was made by Member Rapin to adjourn the meeting. Supported by Member Rissi. Motion carried 7 to 0. The meeting was adjourned at 8:00 P.M.

Respectfully submitted,

Diedre Deering, Secretary