

## MINUTES

Cascade Charter Township  
Planning Commission  
Monday, July 1st, 2019  
7:00 P.M.

**ARTICLE 1.** Chairman Sperla called the meeting to order at 7:00 P.M.  
Members Present: Johnson, Krieter, Lewis, Pennington, Rissi and Sperla  
Members Absent: Katsma, Noordyke, and Moxley  
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 Pennington to approve the Agenda. Supported by Member Lewis. Motion carried 6 to 0.**

**ARTICLE 4. Approve the Minutes of the June 17, 2019 meeting.**

**Motion was made by Member Johnson to approve the minutes of June 17, 2019. Supported by Member Pennington. Motion carried 6 to 0.**

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

No visitors came forward.

**ARTICLE 6. Case #19-3531 Mark Beatson  
Public Hearing**

**Property Address: 9100 Cascade Road SE**

**Requested Action:** The Applicant is requesting a special use permit to construct an accessory building over 832 sq ft.

Director Peterson stated that Applicant is requesting to build an 80x40 ft building, totaling 3,200 sq ft. It is just over 17 feet tall to the midpoint, requiring 40 ft setbacks. The property is 15 acres in size, and the nearest property line is 174 feet away. Director Peterson stated that there is another building on the property, but since the Applicant has over 6 acres of land, he is allowed to add one more accessory building at least 10 feet away from the existing building. This building will be used for general storage and hobby shop area. Director Peterson stated although the building is large, it is normal for this area of the Township on that much property. Director Peterson then states that it will have a metal roof, and metal siding. Director Peterson then states that Staff approves this project under the normal conditions that the building may not be used to live in, run a business out of, and any lighting must meet the Township regulations.

Chairman Sperla invited the Applicant to come forward with any comments.

Mr. Beatson came forward to state that he is close to retirement, so wants to have a new hobby building.

**Motion was made by Member Rissi to open public hearing. Supported by Member Krieter. Motion carried 6 to 0.**

No members of the public came forward with any questions or comments on this matter.

**Motion was made by Member Rissi to close public hearing. Supported by Member Lewis. Motion carried 6 to 0.**

**Motion was made by Member Rissi to approve applicants request for the the special use permit to construct an accessory building over 832 sq ft, with the conditions previously outlined by Director Peterson. Supported by Member Johnson. Motion carried 6 to 0.**

**ARTICLE 7.**

**Case #19-3532 Randy Carpenter**

**Public Hearing**

**Property Address: 8650 36<sup>th</sup> St SE**

**Requested Action:** The Applicant is requesting a modification of their special use permit to add 576 sq ft to their accessory building.

Director Peterson stated that this special use permit was approved not too long ago, they are now asking to add a small addition off the back of the building. This property is close to 15 acres in size. Director Peterson states the Staff recommends approval of this project.

Chairman Sperla invited the Applicant to come forward with any comment.

Mr. Carpenter came forward to state that the addition will house hay, straw and other small equipment for his sheep and their lamb. He then stated that the addition will be on the south side of the existing barn, away from the road. It will be made out of the same materials as the existing barn, and also match the house.

**Motion was made by Member Rissi to open public hearing. Supported by Member Johnson. Motion carried 6 to 0.**

No members of the public came forward with any questions or comments on this matter.

**Motion was made by Member Rissi to close public hearing. Supported by Member Johnson. Motion carried 6 to 0.**

**Motion was made by Member Rissi to approve the applicants request to add 576 sq ft to an existing accessory building under the normal rules that it not be used to live in, run a business out of, and any lighting must meet Township regulations. Supported by Member Johnson. Motion carried 6 to 0.**

**ARTICLE 8. Case #19-3533 Jennifer Santelli; Chick-fil-A**

**Property Address: 5528 28<sup>th</sup> St SE**

**Requested Action:** The Applicant is requesting a preliminary plan approval for an amendment to the PUD to accommodate Chick-fil-A.

Director Peterson stated that this is an out lot in front of Meijer, the old Macaroni Grill. The Meijer property is into a PUD; the original restaurant did not have the allowance for a drive thru. The amendment is for the inclusion of a drive thru service, parking (they are once space short of the required 75 spaces), and signage. The applicant would like to be able to follow the updated sign ordinance allowing them multiple wall signs as long as the total square footage is not exceeded.

Director Peterson referred to the packet of information provided by the applicant that compares it to other stores in the nearby area. Director Peterson states that they are comparable in size around 5,000 sq ft, parking on those sites ranges from 59-80 spots available, and the stacking area proposed at this Cascade location is significantly larger than any other in the area. Director Peterson stated that his assessment is that there is enough parking and stacking space for this site in comparison to other stores nearby.

The lighting plan has ben updated to meet Cascade Township requirements, Director Peterson states, and does not need to be included in the amendment.

Director Peterson then states that Staff is recommending a positive recommendation be forwarded to the Township Board. If this plan is positively recommended, it will then come back to the Planning Commission one more time for the PUD ordinance amendment to be written, and then forwarded once again to the Township Board for their consideration.

Member Rissi states to Director Peterson that it looks like there is enough room for the applicant to add an additional parking space to meet the requirement of 75 spaces, Director Peterson states that he does not believe it is necessary with the large stacking area, along with the Meijer lot for overflow if needed.

Chairman Sperla invited the Applicant to come forward with any comment.

Mr. Justin Lurk (Development Consultant for Chick-fil-A, from St. Louis, MO) came forward to state the slight relocation of the building will put it more perpendicular to the main road, as well as take the drive thru out of an existing electrical easement. Mr. Lurk stated that they are confident that the one less than required parking space will not have an effect on parking as 60% of their business is served through the drive thru.

Member Rissi asked if this location will have an indoor play area, Mr. Lurk stated that yes, it will.

**Motion was made by Member Johnson to open public hearing. Supported by Member Rissi. Motion carried 6 to 0.**

No members of the public came forward with any questions or comments on this matter.

**Motion was made by Member Johnson to close public hearing. Supported by Member Rissi. Motion carried 6 to 0.**

**Motion was made by Member Johnson to approve the amendment to accommodate Chick-fil-A. Supported by Member Rissi. Motion carried 6 to 0.**

**ARTICLE 9. Any other business**

**ARTICLE 10. Adjournment**

**Motion was made by Member Pennington to adjourn. Supported by Member Krieter. Motion carried 6 to 0. The meeting was adjourned at 7:22 p.m.**

Respectfully submitted,  
Phil Johnson, Secretary