

**MINUTES**  
Cascade Charter Township  
Planning Commission  
Monday, September 11, 2017  
7:00 P.M.

**ARTICLE 1.** Secretary Rissi called the meeting to order at 7:00 P.M.  
Members Present: Katsma, Johnson, Lewis, Mead, Pennington, Robinson, Sperla and Williams  
Members Absent: none  
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 Mead to approve the Agenda. Supported by Member Lewis. Motion carried 9 to 0.**

**ARTICLE 4. Approve the Minutes of the August 21, 2017 Meeting.**

**Motion was made by Member Mead to approve the Minutes as written. Supported by Member Sperla. 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 #17-3367 Cascade One LLC**

**Public Hearing**

**Property Address: 1701 Spaulding Avenue SE**

**Requested Action:** The Applicant is requesting a Preliminary Approval to Rezone to P.U.D. to allow for a 31 lot plat.

Director Peterson stated that the Applicant is requesting Preliminary approval in order to rezone approximately 36 acres for a new Planned Unit Development called Cascade One. This rezoning request is for 31 single family lots.

This project is similar to the project Applicant applied for in 2014. At that time, the project was proposed for 27 single family lots. Due to the increase in the number of lots and the numerous layout changes, staff determined that this should move forward as a new project, rather than just an update of the old one. The developer has provided all new information for this new project.

The Applicant is requesting to cluster the homes in an open space concept with the development on the upland areas of the property.

The developer is choosing to develop the project under the township's subdivision ordinance using the 25% open space method. This allows lot sizes as small as 25,000 sq. ft. with public and sewer. Since Applicant is seeking approval with lot sizes less than 25,000 sq. ft., they are requesting P.U.D. rezoning. Lots will range in size from 15,000 to 28,000 sq. ft. The developer is also proposing smaller setbacks than normal to accommodate the smaller lot sizes.

Applicant has submitted a test plan showing how they could meet the 50% open space method with 14,500 sq. ft. lots and have 33 lots without needing P.U.D. rezoning approval.

Using the 25% open space development technique for this project, the open space or common areas need to be clearly identified on the plan, along with a plan showing how they calculated the density to make sure it fits with the township's subdivision ordinance.

These lot sizes would compare to those in the Jennydale, Abbeydale, and Tall Pines subdivisions. However, those subdivisions do not provide any open space or common areas.

The subdivision includes the use of new public roads. This is a change from the new project originally presented. The main issue was regarding the slope of the road connecting to Spaulding Avenue. The developer has now received approval from the Kent County Road Commission ("KCRC") for the new road design and will proceed as a public road. The road names will need to be approved by KCRC. This plan also includes a connection to Spaulding and Abbeydale Drive.

The development is proposed to be served by both public sewer and public water. The utility plans have been approved by the Township Engineer. The Township Engineer has also approved the storm water plan for this project.

The plan does include a pedestrian connection from our path on Spaulding through the development to Cavalcade Drive in Kentwood. This will be a private walk that will be open to the public.

The path crosses the Martin Beek Drain. The Kent County Drain Commission ("KCDC") will have to permit the work in the drainage easement. This crossing is planned to be wooden boardwalk and would be part of the general common element to be maintained by the association.

The Applicant is also proposing to connect to the Abbeydale subdivision to the South. This was contemplated when Abbeydale was constructed in the late 80's and early 90's. Due to the topography issue, the development does not plan to connect the north for future development of that area.

The site is impacted by some small wetland areas which should be evaluated for need of any MDEQ permits. As done in the past with other open space developments, the township has tried to include the most sensitive areas within the open space areas. This

helps to protect these areas from being used or disturbed by future owners. The developer has done this on the site, which required the P.U.D. rezoning to allow for some smaller lots than allowed, but this is only because they are keeping some of the drainage system in the common areas.

The plan includes an area about 3.8 acres in size that they are leaving out of the project. This area has direct connection to Cavalcade Drive in Kentwood. This area would be able to accommodate two parcels.

The Applicant has indicated the subdivision will have light poles and street trees in the development.

Director Peterson recommends approval of the plan. If approved, staff will put together the P.U.D. ordinance amendments with the Applicant for the Planning Commission's review so they can then make a recommendation to the Township Board.

Secretary Rissi asked the Applicant to come forward with any comments.

Mr. Barker, owner of Cascade One LLC, and his engineer, Mr. VanKooten, came forward and gave a brief overview and history of the project. They also added that Phase I of the project will consist of lots 1 through 9 off Abbeydale. The other phases will come in time and make their way down toward Spaulding. At that time, the driveway/pedestrian road will be put in connecting to Spaulding. They anticipate Phase I will be completed in the Spring/early Summer 2018, with approximately 1 year between phases.

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

Several members of the public came forward to voice a variety of concerns concerning this project, including:

1. **Second Entrance.** There was a consensus that there should be a second road put in at the start of construction (versus later in Phase 3) off of Spaulding that could help handle the flow of construction vehicles in and out of the project. One entrance off of Abbeydale into the project will create increased traffic, traffic backups, as well as a concern for the well-being of children walking to and from school bus stops, as there are no sidewalks.
2. **Pedestrian Connection.** There was a concern about the joint driveway/pedestrian pathway. The public felt the driveway and the pedestrian sidewalk should be separate, mainly for safety reasons.
3. **3.8 Acres Not Included in Project.** There was concern from residents around the 3.8 acres being left alone.
4. **Trees.** Many were disturbed about the clearcutting of so many trees to do this project. Many felt it should be looked at again to save as many trees as possible.

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

Secretary Rissi invited the Applicant to come forward to address the public's concerns.

Applicant did come forward to try to address the concerns brought forward by the public.

1. **Second Entrance.** The developer agreed to install the road off from Spaulding Ave to provide for construction traffic off from Spaulding rather than using Abbeydale.
2. **Pedestrian Connection.** Applicant feels that they could easily accommodate a separate drive and sidewalk, instead of a joint one.
3. **3.8 Acres.** In reference to the two empty lots they don't plan to use, Applicant didn't feel anything needed to be done and that they would meet the township rules of setbacks.
4. **Trees.** Applicant explained that it is never a good idea to take out trees unless it was necessary. The trees that are being removed are being removed mainly because of regulations they need to follow while building. For example, a retention pond needs to go in, then trees need to be removed. Staff did remind everyone that they would be required to plant street trees with the construction of the homes.

Discussion followed between the Applicant and the board members concerning all of these topics.

**Motion was made by Member Sperla to approve Applicant's request for preliminary approval to rezone the P.U.D. to allow for a 31 lot plat, with the following conditions:**

1. **Separate driveway and pedestrian sidewalk;**
2. **When the building permit is pulled for the 25<sup>th</sup> lot, the driveways and sidewalks will be constructed to Cavalcade dr. or no later than within 5 years of the start of the project, whichever is first; and**
3. **The second entrance to Spaulding is moved to Phase I instead of Phase II.**

**Supported by Member Robinson. Motion carried 9-0.**

**ARTICLE 7. Case #16-3309 Reibel PUD-Redwood**

**Property Address: 6370 28<sup>th</sup> Street**

**Requested Action:** Recommendation to the Township Board for approval of the P.U.D. amendment and site plan.

Director Peterson stated that at the Public Hearing on August 7, 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 P.U.D. Ordinance amendment has been reviewed by the Applicant and addresses all of their comments as well as the approval from August 7.

Director Peterson recommends a positive recommendation be made to forward to the Township Board for approval of the P.U.D. amendment and site plan.

Secretary Rissi asked if the Applicant would like to come forward.

Applicant did not come forward with any comments.

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

**ARTICLE 8. Case #16-3341 Oak Harbor Preserve**

**Public Hearing**

**Property Address: 7901 48<sup>th</sup>, 7735 48<sup>th</sup> & 4580 Little Harbor**

**Requested Action:** Recommendation to the Township Board for approval of the P.U.D. amendment and site plan.

Director Peterson stated that at the Public Hearing on August 21, 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 P.U.D. Ordinance amendment has been reviewed by the Applicant and addresses all of their comments as well as the approval from August 21.

Director Peterson recommends a positive recommendation be made to forward to the Township Board for approval of the P.U.D. amendment and site plan.

Secretary Rissi asked if the Applicant would like to come forward.

Applicant did not come forward with any comments.

**Motion was made by Member Pennington 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 9. Case #17-3390 East Imports**

**Public Hearing**

**Property Address: 6095, 6115, 6143 28<sup>th</sup> Street SE & 6120 Charlevoix Woods Ct.**

**Requested Action:** Recommendation to the Township Board for approval of the P.U.D. amendment and site plan.

Director Peterson stated that at the Public Hearing on August 21, 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 P.U.D. Ordinance amendment has been reviewed by the Applicant and addresses all of their comments as well as the approval from August 21.

Director Peterson recommends a positive recommendation be made to forward to the Township Board for approval of the P.U.D. amendment and site plan.

Secretary Rissi asked if the Applicant would like to come forward.

Applicant did not come forward with any comments.

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

**ARTICLE 10. Any other business**

Next meeting will be September 18, 2017

**ARTICLE 11. Adjournment**

**Motion was made by Member Mead to adjourn. Supported by Member Katsma. Motion carried 9 to 0. The meeting was adjourned at 8:35 p.m.**

Respectfully submitted,  
Scott Rissi, Secretary