

## MINUTES

Cascade Charter Township Planning Commission

Tuesday, September 19, 2005

7:00 p.m.

- ARTICLE 1.** Chairman Goldberg called the meeting to order at 7:00 p.m.  
Members Present: Goldberg, Koessel, Lewis, Logue, MacAllister, McDonald, Postma, Richards, Robison.  
Members Absent:  
Others Present: Planner Deem, Admin. Assistant Hern
- ARTICLE 2.** Chairman Goldberg led the Pledge of Allegiance to the Flag.
- ARTICLE 3.** Chairman Goldberg requested motion for approval of the September 19<sup>th</sup> agenda. **Member Robinson motioned for approval of the agenda, supported by Member MacAllister. The motion carried.**
- ARTICLE 4.** **Member Lewis requested a correction on page eleven (11), in the fourth paragraph from the bottom change "...and supports the Township Board's comments/amendment" to read "...and supports Staff's formulation of the Township Board's comments".**
- Member McDonald requested on page ten (10), third paragraph from the bottom change the word "favor" to "same" and add at the end of the sentence "in all PUD's." He would like to establish continuity within the PUD's and open space/acreage percentages should be available for the Commission to review.**
- Member Lewis moved to accept the Minutes of September 6, 2005 with corrections submitted, supported by Member McDonald. The motion carried.**
- ARTICLE 5.** **Case #04-2610: Turnberry**  
Consider recommendation to Township Board for PUD Rezoning and PUD text review.
- Planner Deem began by stating at the last Planning Commission Meeting corrections were requested to the PUD text. Added to this text is a line stating that the Township will be in control of the sewer extension project along Burton and minor corrections have also been made removing references to apartments that were left from a previous draft of the ordinance.

He further noted *Section XVI, Permanent Common Open Space* that permanent common open space area shall remain in its present undeveloped state. To ensure this occurs, the following regulations will apply to the permanent common open space area:

- A. No buildings, structures, fences or driveways shall be erected, maintained, constructed, or placed within the common open space area. The private streets and their associated infrastructure improvements may encroach into this area provided all plans are approved by the Township and are consistent with the development plan for the Project.
- B. There shall be no draining or filing of any wetlands within this common open space area other than that already permitted by the Township and the Kent County Drain Commission as shown on the approved plans.

Staff recommends the Planning Commission pass a favorable recommendation to the Township Board.

Member MacAllister noted she wasn't at the last meeting and asked if they will be maintaining a pedestrian pathway during the construction. Planner Deem said Turnberry will be removing the sidewalk and adhering to the Sidewalk Ordinance during the construction. Member MacAllister said that the pathway can be removed for three (3) days without having a temporary path put in during the project and Planner Deem noted that is correct, the sidewalk can be closed for three (3) days without an alternate walkway built. Member MacAllister expressed her concern for pedestrians who may arrive at the construction site with no place to walk and asked that the dates be posted when the sidewalk will be closed. Chairman Goldberg confirmed that under our ordinance the pathway may be closed for up to three (3) days and suggested that the applicant post advance notice of intended closure at the location to be closed, and that the Township could publish notice in the Township's newsletter where timing issues make this feasible.

**Member McDonald motioned, with support from Member Robinson, for a favorable recommendation to the Township Board.**

**All in favor with none opposed, approved recommendation to the Township Board. The motion carried.**

## **ARTICLE 6.**

### **Other Business**

Chairman Goldberg opened the meeting for other business.

Planner Deem referred to a letter included within the Commission packets to the Kent County Road Commission regarding road projects for 2006. He noted this is an annual letter the Township sends to the Road Commission

Member Lewis asked when the Spaulding Road project was scheduled to be done; it is not listed within the letter. Chairman Robinson said it is scheduled for 2006 and Planner Deem should send another letter to the Road Commission including the Spaulding Road project. Planner Deem said he will verify if it needs to be included and bring to Manager Craven's attention should Spaulding Road need to be included.

Member MacAllister asked who controls the new 36<sup>th</sup> Street connection; she has seen a lot of bike riders on the connection and the street is very narrow and is afraid someone will get hit. Planner Deem said the Kent County Road Commission owns and controls the project. Chairman Goldberg suggested that the Township could request that the Road Commission provide a sidewalk.

Member Lewis also stated the Pathway Signs on the walkway have disappeared; these signs did not have a security-bolt to dissuade thieves like other Township signs do. There are three (3) signs missing and they cost approximately \$500.00 a piece. Planner Deem said a police report has been filed and the Township is investigating tamper-proof bolts for the replacement signs.

Chairman Goldberg said he will be calling for agenda items at the October 3<sup>rd</sup> Planning Commission Meeting for the joint Township Board Meeting later in October.

Planner Deem also said the Term Limitations will be before the Township Board on September 27<sup>th</sup>.

**ARTICLE 14.**

**Member Robinson supported by Member MacAllister moved to adjourn. The motion carried and the meeting was adjourned at 7:18 p.m.**

Respectfully submitted,

Tom McDonald, Secretary

Lisa Hern, Recording Secretary