

MINUTES

Cascade Charter Township
Planning Commission
Monday, March 16, 2020
7:00 P.M.

ARTICLE 1. Chairman Rissi called the meeting to order at 7:00 P.M.
Members Present: Slater, Krieter, Johnson, Moxley, and Rissi
Members Absent: Noordyke, Katsma, Rapin, and Deering all excused 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 Moxley to approve the Agenda. Supported by Member Krieter. Motion carried 5 to 0.

ARTICLE 4. Approve the Minutes of the February 24, 2020 Meeting.

Motion was made by Member Moxley to approve the minutes of February 24, 2020. Supported by Member Slater. Motion carried 5 to 0.

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

No visitors came forward.

ARTICLE 6. Case #19-3567 Dennis Brinks

Public Hearing

Property Address: 1596 Buttrick Ave

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

Director Peterson stated that the building is 1,200 square feet, and there is a small bump out, covered porch area. The bump out area is being included in the square footage calculations used by The Township since there are posts on the plan, and it is not just an overhang. Altogether, the building will be just under 1,300 sq ft, and is about 17 feet tall measured to the midpoint. Director Peterson states that this requires a minimum 40-foot setback from the property line. The closest setback they have is 41 feet from the south property line. There is another building on the property that will be coming down once this one is built. Because the property is less than 3 acres, the Applicant is only allowed one accessory building.

Director Peterson describes the building as normal in size and appearance for this area. The Applicant has not indicated any outdoor lighting, but will be notified of outdoor lighting regulations, and that they can not run a business out of this building, or for living space.

Director Peterson recommends approval of the Applicants special use permit with the following conditions:

1. Lighting (if installed) will meet requirements.
2. The building cannot be used for living space or to run a business.
3. They have 30 days to remove the existing accessory building once the new one is complete.

Director Peterson stated that he had one resident come into the Township office that had questions about the building.

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

The Applicant did not come forward.

Motion was made by Member Johnson to open public hearing. Supported by Member Moxley. Motion carried 5 to 0.

No members of the public wish to speak on this manner.

Motion was made by Member Johnson to close public hearing. Supported by Member Moxley. Motion carried 5 to 0.

Motion was made by Member Johnson to approve the special use permit with the three conditions outlined by Director Peterson as stated above. Supported by Member Moxley. Motion carried 5 to 0.

ARTICLE 7.

Case #20-3579

Property Address: 1370 Buttrick Ave

Requested Action: Presentation of sketch plan to develop into 19 detached single-family site condominium project.

Director Peterson stated that the Applicant is proposing a new subdivision on the corner of Buttrick and Grand River Drive. This property is zoned R1 residential, and the Applicant is attempting to do a subdivision by right, and are not seeking any deviations from Township ordinances. Director Peterson states there have been a couple of subdivisions lately that have gone through this same process.

Director Peterson shows the preliminary plan to Members, and states that it does not have a lot of detail, and is more of an introduction to their project. The next stage is when the Applicant will need approvals from the Health Department, the Township Engineer, Kent County Road Commission, etc.

Member Slater asked Director Peterson if the Planning Commission has any say in the development being built. Director Peterson replied that the Applicant still needs to go the application process, and they are not asking for anything that needs Planning Commission discretion. So their produced plan will either meet requirements, or not.

Chairman Rissi invited the Applicant to come forward with comment.

Mr. Dave Contant (BDR Custom Homes, the Applicant, 5510 Cascade Road) came forward to represent BDR Custom Homes and present this project. Mr. Contant stated that the plan will be developed consistent with all Township ordinances and requirements, and will have significant open and green space along Buttrick Ave.

Member Moxley asked Mr. Contant if the pond on the plan will be a detention or retention pond, and if it will have standing water. Mr. Contant stated that yes, it will be a detention or retention pond, and yes, it will likely have standing water in it.

Member Johnson asked if there is any intention to have a walking path installed down Grand River Drive to connect to the current walking path to their private road. Mr. Contant stated that the plan does not show a path at this time, but that it may be considered in the future.

Member Johnson asked Director Peterson if he knows if Ada has any plans for a path on Grand River Drive, Director Peterson stated that he is unaware of any plans at this time.

Chairman Rissi asked Director Peterson if Cascade Township has plans for a pathway in that area. Director Peterson stated that the Township does not currently have plans for that area, and described that The Lanterns development recently extended the Township pathway to their entrance.

Member Krieter asked Mr. Contant if this will be a gated community, Mr. Contant stated that they would prefer not to put gates in at this time, but if the residents or association wants to at a later date, that would be up to them.

Member Johnson asked if the status of the airport across Buttrick from the property is known. Mr. Contant stated that the airport is active certain times of the year, and is seldom used. Member Johnson inquired about a notice included in the sales agreement of a home stating the area may be noise impacted. Director Peterson stated that for every residential development, that statement is required because of proximity to the Gerald R. Ford Airport.

Member Moxley asked Mr. Contant if there will be septic service. Mr. Contant stated that they plan to have sanitary sewer serviced by Ada Township. Member Moxley asked Mr. Contant if water will be wells, and that electric and communication will be underground, Mr. Contant confirmed that is accurate.

Chairman Rissi asked for clarification near lot 7 regarding a waterbody/watercourse area. Mr. Contant stated there is a wetland area at the back of lot 7, and that area may end up being included as part of the open space area once grading is complete.

There were no more questions, Chairman Rissi thanked Mr. Contant for his presentation.

ARTICLE 8. Any other business

None at this time.

ARTICLE 9. Adjournment

**Motion was made by Member Moxley to adjourn. Supported by Member Krieter.
Motion carried 5 to 0. The meeting was adjourned at 7:20 p.m.**

Respectfully submitted,
Brett Katsma, Secretary