

MINUTES

Cascade Charter Township
Planning Commission
Monday, September 14, 2020
7:00 P.M.

ARTICLE 1. Chairman Rissi called the meeting to order at 7:00 P.M.
Members Present: Slater, Rissi, Johnson, Katsma, Krieter, Deering, Rapin, Noordyke, Moxley
Members Absent: None
Others Present: Community Development Director, Steve Peterson and Planner, Brian Hilbrands

ARTICLE 2. Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

Motion was made by Member Deering to approve the Agenda. Supported by Member Johnson. Motion carried 9 to 0.

ARTICLE 4. Approve the Minutes of the August 10, 2020 meeting.

Motion was made by Member Katsma to approve the revised minutes of August 10, 2020. Supported by Member Krieter. Motion carried 9 to 0.

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

No visitors came forward.

ARTICLE 6. Case 20-3595/Mayton

Public Hearing

Property Address: 1468 Buttrick Ave SE

Requested Action: The applicant is requesting a special use permit to construct an accessory building over 832 square feet.

Planner Brian Hilbrands stated that the proposed building is 26x41 ft with a 13x20 ft covered patio. This totals the building at 1,326 sq ft, with a height of 16 ft tall, which is measured to the midpoint of the roof. This height requires a setback of 40 feet, Mr. Hilbrands stated, and there is a setback shown of 40 ft 2 in on the west property line, and a setback of just over 100 ft to the north property line. Mr. Hilbrands stated that the property is under 3 acres, so this is the only accessory building permitted to be on the property. Mr. Hilbrands stated that the applicant plans to use the building as a garage, and as a kitchen/bath area for a pool that they are putting in. Mr. Hilbrands states that the building is normal in size and appearance for the area.

Mr. Hilbrands states that the building is shown to be located over an existing well, so prior to a building permit being issued, the applicant will have to obtain a well permit from the Health Department in order to move the well.

Mr. Hilbrands states that the applicant meets Township standards for an accessory building, he is recommending approval of the special use permit with the following three conditions:

1. The building is not used for living space or to run a business.
2. Any outdoor lighting meets Township regulations.
3. A permit is obtained from the Health Department to move the existing well.

Chairman Rissi invited the applicant to comment. The applicant did not comment.

Motion was made by Member Rapin to open public hearing. Supported by Member Deering. Motion carried 9 to 0.

No members of the public came forward to speak to this case.

Motion was made by Member Johnson to close public hearing. Supported by Member Slater. Motion carried 9 to 0.

Motion was made by Member Moxley to approve the accessory building special use permit under the conditions that it cannot be used for living space or to run a business out of, all lighting meet Township requirements, and that a permit is obtained from the Health Department to move the existing well. Supported by Member Krieter. Motion carried 9 to 0.

ARTICLE 7. Case #20-3600/Grzywacz

Public Hearing

Property Address: 8683 Cascade Road Se

Requested Action: The applicant is requesting a special use permit to construct an accessory building over 832 square feet.

Mr. Hilbrands stated that the proposed building is 30x40 with a 6x40 covered deck. This totals the building at 1,440 sq ft, with a height of 13 ft tall, which is measured to the midpoint of the roof. This height requires a setback of 10 ft. There is a setback shown of 10 feet to the west property line, and over 200 ft to the north property line. Mr. Hilbrands states that the property is between 3 and 6 acres, so they are permitted to have 2 accessory buildings on their property. Mr. Hilbrands stated that the applicant intends to use the building for storage, and that the building is normal in size and appearance for the area.

Mr. Hilbrands states that the applicant meets Township standards for an accessory building, he is recommending approval of the special use permit with the following two conditions:

1. The building is not used for living space or to run a business.
2. Any outdoor lighting meets Township regulations.

Chairman Rissi invited the applicant to comment.

Mr. Dan Grzywacz came forward to thank Staff and the Planning Commission for their service and consideration.

Motion was made by Member Slater to open public hearing. Supported by Member Rapin. Motion carried 9 to 0.

No members of the public came forward to speak to this case.

Motion was made by Member Krieter to close public hearing. Supported by Member Katsma. Motion carried 9 to 0.

Motion was made by Member Slater to approve the accessory building special use permit under the conditions that it cannot be used for living space or to run a business out of, and that all lighting meet Township requirements. Supported by Member Moxley. Motion carried 9 to 0.

**ARTICE 8. Case #20-3602/Robert Grooters development Co.
Property Address: 5400 International Pkwy/Kraft Ave
Requested Action: Site plan review for a new 112,188 sq ft distribution/warehouse facility building.**

Director Peterson stated that this same site plan was approved just over a year ago, however action needs to be taken on the approval otherwise it expires in one year. No action was taken (building permit or construction), so the approval has expired. Director Peterson states that this approval is for the same site plan.

Director Peterson states that there is not a user yet, so this would be considered speculative use space at this time, and that it is located in the Meadowbrook Business Park so they do have to meet all Meadowbrook required uses. Director Peterson states that he does have all approvals from Meadowbrook Business Park, Kent County Road Commission, and the Township Engineer. Director Peterson stated one thing to note is that the Road Commission is requiring a slight modification to the median on International Pkwy to accommodate the driveway; this was also required when this site plan was approved the first time.

Director Peterson is recommending approval of the site plan with the following conditions:

1. A revised photometric site plan that shows outdoor lighting is provided.
2. Storm water maintenance needs to be recorded.

Member Moxley asks Director Peterson about the number of people that will be working at the facility as there are not many parking spaces. Director Peterson replies that it will likely be warehouse use which does not require a lot of parking; they do have reserve space available if needed.

Member Moxley asks for clarification as to what is near the south property line, Director Peterson states that it is a railroad bed.

Chairman Rissi asks Director Peterson if the stormwater runoff system accounts for the possible future hardscape of the reserve parking lot if needed. Director Peterson replies that yes, it is taken into account, and that Meadowbrook has the benefit of regional detention that was planned many years ago when Meadowbrook was forming.

Chairman Rissi invited the applicant to comment.

Mr. Justin Longstreth (from Moore and Bruggink) who represents Robert Grooters Development Co., stated that this is the same plan that was presented a year ago, and they are looking forward to moving forward with this project at this time.

Chairman Rissi invited the public to comment. No comment was made.

Motion was made by Member Rapin to approve the site plan review with staff conditions that a revised photometric site plan that shows outdoor lighting is provided and storm water maintenance is recorded. Supported by Member Johnson. Motion carried 9 to 0.

ARTICLE 9. Any other business

Director Peterson states that there will be a meeting held next week, 9/21/20.

Chairman Rissi stated that there is a portable speed limit sign on 45th Street, however there are no speed limit signs around. Director Peterson stated that the Sheriffs Office rotates those portable signs around, and that he will check with them to make sure there is no conflict in that area.

ARTICLE 10. Adjournment

Motion was made by Member Noordyke to adjourn. Supported by Member Slater. Motion carried 9 to 0. The meeting was adjourned at 7:23 p.m.

Respectfully submitted,
Brett Katsma, Secretary