

Minutes

Cascade Charter Township
Planning Commission
Monday, May 15, 2023
7:00 pm
2870 Jacksmith Ave SE

ARTICLE 1. Chair Noordyke called the meeting to order at 7:01 P.M.
Members Present: Noordhoek, Rissi, Noordyke, Richardson, Engel, Bruneau, Rowland
Members Absent: Moxley
Others Present: Planning Director Hilbrands and those listed on the sign-in sheet.

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda

Motion was made by Member Engel to approve the current agenda. Supported by Member Rissi. Motion carried 7 to 0.

ARTICLE 4. Disclose any conflict of interest

Member Rowland disclosed he is a member of Watermark Country Club. Members had no concerns with this conflict.

Member Rissi disclosed he has completed work for one of the applicants on their home on an unrelated project. He also mentioned his company does irrigation maintenance for Northpoint Bank for the 5303 28th St location and they may have to do service work related to the construction. Members had no concerns with either conflict.

ARTICLE 5. Approve the Minutes of the May 1, 2023 Regular Meeting and Closed Session

Member Bruneau made a correction to Article 7, paragraph 7, stating that both the tire distributor and HVAC company will be occupying the building. He also added that in Article 7, paragraph 8, there are 14 loading docks instead of 10.

Motion was made by Member Bruneau to approve the May 1, 2023 meeting minutes with the proposed changes. Supported by Member Engel. Motion carried 7 to 0.

ARTICLE 6. Acknowledge visitors and those wishing to speak

There was no one who wished to speak.

ARTICLE 7. Case #23-3739/Northpointe Bank

Property Address: 5303 28th St

Requested Action: Preliminary Plan Review for an amendment to the PUD Ordinance to accommodate an addition to the existing office building.

Planning Director Hilbrands presented the case stating that the applicant is requesting a Preliminary Plan Review to amend the existing PUD to allow 2 additions totaling

approximately 6,000sqft to an office building bringing the total building size to just over 97,000sqft.

The Planning Commission reviewed this plan late last year and required additional information including the photometric plan, landscaping, and drainage plan, which has now been provided.

Planning Director Hilbrands said the site was rezoned to PUD in 1988 allowing for a multi-tenant retail center and in 1993 the PUD was amended to allow for office uses. The PUD ordinance limits the size to 90,000sqft. Since the proposed additions would exceed that, an amendment is required.

The applicant submitted a photometric plan and landscaping plans. Cascade Township's engineer has reviewed plans and concluded a stormwater maintenance agreement will be required.

Upon Preliminary Plan approval, the next step for Staff would be drafting the PUD amendment and presenting to the Planning Commission for a final recommendation to the Township Board.

Staff recommended approval of the Preliminary Plan with the two conditions listed in the Staff Report.

Member Bruneau asked how the building is already over the allowed square footage at 91,057sqft. Planning Director Hilbrands said it was unclear why the building was slightly over what was approved, but the amendment would bring the building into compliance.

Member Rowland asked if there would be any additional parking necessary and Planning Director Hilbrands affirmed that they have 2 large parking lots that will suffice for the added office space.

Member Richardson asked if there had been a traffic study completed on this street since there may be an increase in traffic. Planning Director Hilbrands was not sure, but mentioned this building was originally a large retail center which would have generated more traffic than an office building. Member Bruneau said he experienced heavy traffic from adjacent uses when he visited the site.

Steve Teitsma, the project's civil engineer, mentioned that the bioretention basin that will be located in the southwest corner is a small rain garden that was provided to fulfill the water quality requirement.

Motion was made by Member Rissi to open public hearing. Supported by Member Engel. Motion carried 7 to 0.

Rick Lotson, Highridge condo resident, asked if there would be an increase in height of the building. Teitsma did not believe there would be an increase to the height. Lotson also asked if the hours of operation will be the same and if there would be an increase in employees. Teitsma believed the hours will remain the same and there will not be a major increase in new employees.

Motion was made by Member Rissi to close public hearing. Supported by Member Engel. Motion carried 7 to 0.

Member Bruneau asked if the detention basin is existing or if it's being added. Teitsma said it is currently existing. They are also adding a small rain garden in the southwest corner.

Member Rissi said the intersection of Kraft and 28th Street has had increased congestion related to 28th Street Ct and Meijer Dr. There was previous discussion to speak with the road commission about the timing of the lights at the intersection. He said the burden of a traffic study shouldn't fall onto Northpointe Bank since there are other businesses creating traffic as well. Member Rissi suggested contacting the road commission to see if there had been timing adjustments made.

Member Rowland said he likes the idea of creating new jobs but is concerned about future projects. There have been multiple amendments to the size of buildings allowed and he thinks other businesses will want an increase as well. Chair Noordyke clarified that this is a PUD amendment, which is on an individual basis, opposed to an ordinance amendment.

Member Rissi mentioned that the new owners have brought life to this building and there is a benefit to business adding value to the community.

Member Bruneau did not believe that 28th Street Ct could support any additional traffic and that there is a need to investigate a mechanism to convert a private street to a public street. He also had a concern with the width of the road. Members agreed the width of the road is not wide enough and there are many times of the day where traffic is backed up there.

Motion was made by Member Engel to approve the Preliminary Plan Review with Staff's two conditions. Supported by Member Rissi. Motion carried 7 to 0.

ARTICLE 8. Case #23-3756/Fleet Quest Logistics, LLC

Property Address: 5610 & 5620 Kraft Ave

Requested Action: Type II Special Use Permit to allow a trucking terminal.

Planning Director Hilbrands presented the case explaining the applicant is looking for a Type II Special Use Permit for a trucking terminal located at 5610 and 5620 Kraft Ave. This site is located in the transitional industrial zoning district. Included in this request will be a two-phase project with an approximate 39,400sqft building located at the front lot and a 16,000sqft building on a rear lot. If this permit gets approved, the applicant will need to apply for a lot line reconfiguration. Both buildings will have office and warehouse space along with a service area in the phase one building. There will be a requirement of 68 parking spaces.

These plans meet all setback, height, and buffer yard requirements. Trucking facilities are to maintain a 100ft setback from the front property line and 50ft setback from all others.

The project has one proposed curb cut onto Kraft Ave which will need to be permitted by the Road Commission. Additionally, grading for the driveway will extend onto a neighboring property so approval from the neighbor will need to be provided.

There has been an extensive landscape plan submitted that meets township regulations and a landscape bond of no less than \$69,000 should be submitted. A photometric plan was also submitted.

The fire and building departments reviewed and approved the plans along with the township engineer pending submittal of the geotechnical support. A storm water maintenance agreement will also need to be provided.

Staff recommended that the Planning Commission move forward with a positive recommendation to the Township Board with the 7 conditions listed in the Staff Report.

Member Bruneau questioned why the township engineer's recommendations were slightly unclear regarding the sewer location. Planning Director Hilbrands said the township engineer must not have felt strongly that it should be a requirement of the applicant.

Paul Henderson, a civil engineer with Roosien Associates, attended the meeting to answer any questions. Regarding the neighboring property approval for driveway grading, they have filled out forms the Airport Board had asked for and there does not appear to be any issues. He said it's a very minor 3x4 foot triangle on their property.

Member Rowland asked how many employees they intend to have and the owner stated they have about 12 office employees and about 50 drivers.

Member Rissi asked if the applicant had any discussions about the water main previously mentioned. Henderson said he contacted a resource at the City of Grand Rapids regarding looping in the water main and they have to go through the preliminary utility plan process with them.

Motion was made by Member Rissi to open public hearing. Supported by Member Engel. Motion carried 7 to 0.

There was no one that wished to speak.

Motion was made by Member Rissi to close public hearing. Supported by Member Engel. Motion carried 7 to 0.

Motion was made by Member Rissi to make a positive recommendation to the Township Board for case #23-3756 with the 7 Staff conditions. Supported by Member Rowland. Motion carried 6 to 1.

ARTICLE 9. Case #23-3765/Redwater Group

Property Address: 1600 Galbraith Ave

Requested Action: Basic Plan Review for an amendment to the PUD Ordinance to allow for a cigar bar as a permitted use.

Planning Director Hilbrands presented the case explaining that the applicant would like an amendment to the PUD ordinance allowing a cigar bar as a permitted use at the clubhouse building at Watermark Golf Club. This change would just require a text change to the PUD ordinance. The current PUD lists a number of permitted uses but a cigar bar is not included, so the applicant needed to apply for an amendment in order to add it as a permitted use.

Member Engle asked what the initial intended use for this area was supposed to be. Planning Director Hilbrands said it was shown as a lounge space for members.

Craig Smith with Red Water Group attended the meeting to elaborate on plan details. He said that nothing has changed about the lounge area, just the use of it becoming a cigar bar. There will be a cigar bar exemption with stringent rules on ventilation and management. The Department of Public Health controls all the licenses with strict regulations and inspections.

Member Rowland expressed concern with smoking outside. Smith said the location of the patio should mitigate the smell to those at the neighboring school.

ARTICLE 10. Discussion of Proposed Amendments to Zoning Ordinance

Planning Director Hilbrands provided members with a list of potential amendments to the zoning ordinance and offered to answer any questions.

Member Rissi asked if the landscaping operations would still require a nursery to be operated and Planning Director Hilbrands said that would not necessarily be the case. He also asked if snowplowing is included in landscaping. Planning Director Hilbrands said he would consider that a landscaping operation, and said they may have to add more restrictions to account for that.

Member Bruneau asked how on item 6 of the last page, approval for a 5,000sqft building is an administrative task. Planning Director Hilbrands said that's the way the zoning is currently written and he took verbatim what the Process Recommendation Subcommittee had said as well.

Planning Director Hilbrands will investigate the process neighboring communities have on the process of approving 5,000sqft buildings.

Member Rissi said, in terms of boathouses, that ordinances may sometimes keep developers from creating unique structures. He questioned if there should be more specific language regarding if a boathouse is connected to the home. Planning Director Hilbrands said if it has connection to the home it would have to meet the 25ft rear property line setback requirements for a home.

Member Richardson asked for elaboration on outdoor eating areas in B2 district. Planning Director Hilbrands explained that many restaurants already have existing outdoor eating areas. These are becoming much more common which is a possible reason for not requiring a Type II Special Use Permit and having them addressed during site plan review as a use permitted by right.

Member Engel would like a more defined definition of a boathouse.

ARTICLE 11. Old Business

Chair Noordyke brought up forming a farmland subcommittee. Members Rissi and Bruneau expressed interest in being a part of the subcommittee.

Member Bruneau said he had discussed with Supervisor Lesperance the inability to change a private road to public. Member Rissi said there was a previous attempt to change road classification, but there was trouble getting all property owners on board.

Member Bruneau mentioned how Kent County police officers are not responsible for enforcing township ordinances and he wondered if there was a way to give them more authority.

ARTICLE 12. Any Other Business

Member Noordhoek said there is an issue with the Meijer and Chick-fil-a parking lot with traffic congestion. He suggested holding off on anymore approvals until there is a solution.

Member Noordhoek said there was a job posted for a temporary township manager.

Chair Noordyke wanted to have the new Parks and Rec Director attend a meeting.

ARTICLE 13. Acknowledge visitors and those wishing to speak

There was no one who wished to speak.

ARTICLE 14. Adjournment

Motion was made by Member Engel to adjourn the meeting. Supported by Member Rissi. Motion carried 7 to 0. The meeting was adjourned at 8:59 P.M.

Respectfully submitted,

Joe Engel, Secretary