

## MINUTES

Cascade Charter Township  
Planning Commission  
Monday, March 1, 2021  
7:00 P.M. Virtual Meeting

**ARTICLE 1.** Chairman Rissi called the meeting to order at 7:00 P.M.  
Members Present: Johnson, Katsma, Noordhoek, Rapin, Deering, Rissi, Moxley, and Noordyke  
Members Absent: None  
Others Present: Planner Brian Hilbrands

Chairman Rissi stated the resignation of Member Krieter effective immediately, and thanked her for her time with the Planning Commission.

**ARTICLE 2. Pledge of Allegiance.**

**ARTICLE 3. Approve the current Agenda.**

**Motion was made by Member Johnson to approve the Agenda. Supported by Member Deering. Motion carried 8 to 0.**

**ARTICLE 4. Approve the Minutes of the February 22, 2021 meeting.**

**Motion was made by Member Katsma to approve the Minutes of February 22, 2021. Supported by Member Rapin. Motion carried 8 to 0.**

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

There were no comments made.

**ARTICLE 6. Case #20-3623/Lacks Enterprises, Inc.**

**Property Address: 5711 Kraft Ave**

**Requested Action: The applicant is requesting a site plan review for a 45,000 square foot addition.**

Planner Hilbrands that the addition will be added to an existing 150,000 square foot building that was built in 2016 and is used as a distribution center and warehouse. Planner Hilbrands stated that the addition complies with all required height, setback, and parking regulations of the Meadowbrook PUD zoning that it is part of.

Planner Hilbrands stated that the Fire Department has reviewed and approved of the plans, and the airport has been made aware of the request to build an addition. Planner Hilbrands stated that the airport made comment relative to construction permits involving the use of cranes. The Township Engineer has reviewed and approved the plan, and the stormwater maintenance agreement is already in place for the existing development. Stormwater drains to an existing detention basin to the north of the site, and the proposed addition was included in the original stormwater calculations.

Planner Hilbrands stated that the applicant has indicated they may add exterior lighting on the west side of the addition, and if they do so a lighting plan will need to be submitted.

Planner Hilbrands stated that the Meadowbrook Review Board has reviewed and approved the applicants plan for an addition.

Planner Hilbrands stated that Staff is recommending site plan approval of the applicants request for a 45,000 square foot addition with the following conditions:

1. The applicant complies with the Township Engineer letter dated 2/17/21 and all necessary permits are obtained before construction begins.
2. A photometric plan be submitted if any exterior lighting is added.

Chairman Rissi invited the applicant to comment.

The applicant in attendance did not comment.

Member Rapin and Member Noordyke both commented that the Staff Report was very thorough and informative.

**Motion was made by Member Johnson to approve Case # 20-3623 with the conditions recommended by Staff that the applicant complies with the Township Engineer letter dated 2/17/21 and obtains all necessary permits before construction begins, and that a photometric plan is submitted if any exterior lighting is added. Supported by Member Noordyke. Motion carried 8 to 0.**

**ARTICLE 7. Any Other Business**

Planner Hilbrands stated that the meeting scheduled for March 15<sup>th</sup> will likely be cancelled, and noted that there is only one meeting scheduled for April.

**ARTICLE 8. Adjournment**

**Motion was made by Member Katsma to adjourn. Supported by Member Rapin. Motion carried 8 to 0. The meeting was adjourned at 7:07 p.m.**

Respectfully submitted,  
Brett Katsma, Secretary