

MINUTES
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, July 7, 2025
6:00PM
2870 JACKSMITH AVE SE

- ARTICLE 1.** Chairman Rowland called the meeting to order at 6:00 pm.
Members Present: Rowland, Madiol, Korstange, Cribbs, Kraemer
Members Absent: None
Others Present: Community Planning and Development Director Andrea Hendrick, Legal Counsel Leslie Abdo of Foster Swift, Planning Assistant Nick Govan and others listed on the sign-in sheet.
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
Motion was made by Vice Chair Kraemer to approve the Agenda.
Supported by Treasurer Korstange.
Motion carried unanimously.
- ARTICLE 4. Disclose any Conflict of Interest**
There were no conflicts of interest.
- ARTICLE 5. Approve the Minutes of the June 16, 2025, Meeting**
Motion was made by Vice Chair Kraemer to approve the June 16, 2025 Meeting minutes. Supported by Treasurer Korstange.
Motion carried unanimously.
- ARTICLE 6. Acknowledge visitors and those wishing to speak.**
There was no one wishing to speak.
- ARTICLE 7. Case #25-3890 – Public Hearing**
Applicant: Jonathan Durell, High Ridge Condominiums
Property Address Number: 5178 Burton St. SE
Parcel Number: 41-19-07-326-002
Requested Action: Text-Amendment to add the property at 5178 Burton St. SE to PUD-27, High Ridge Condominiums.
- Community Planning & Development Director Hendrick presented the case as a procedural matter involving a small landlocked parcel on Burton Street. She noted the parcel is completely surrounded by I-96 to the west, High Ridge Condominium Association to the north, and a parking lot with a utility easement for Consumers Energy to the east. The parcel historically contained a well that was used by the High Ridge Condominium Association. After being sold, the association bought it back but found it legally difficult to add the land directly to the condo association. The easiest solution was to include it in the planned unit development to clarify its connection to High Ridge without additional development, as the PUD already has the maximum number of units established. Treasurer Korstange sought clarification on the location, identifying it as being past Spaulding on the left side when traveling down Burton toward the west. Director Hendrick confirmed the location and noted the parcel is on the south side of High Ridge condominiums, behind Holiday Inn Express, with an existing 8x8 foot pump house remaining on the property.

The applicant, representing the High Ridge Condominium Association, was not present.

Motion was made by Treasurer Korstange to open public hearing. Supported by Vice Chair Kraemer.

Motion carried unanimously.

There was no one wishing to speak.

Motion was made by Chairman Rowland to close public hearing. Supported by Treasurer Korstange.

Motion carried unanimously.

Motion was made by Treasurer Korstange to recommend approval of case Number 25-3890, a rezoning request of 5178 Burton Street SE from R-1 to PUD-27.

Supported by Vice Chair Kraemer.

Motion carried unanimously.

ARTICLE 8.

Case #25-3888

Applicant: Rishi Makkar

Property Address Number: 6859 Cascade Rd. SE

Parcel Number: 41-19-09-451-023

Requested Action: Request for Site Plan Approval for a new retail building to replace the existing retail structure at 6859 Cascade Rd. SE.

Director Hendrick presented the request to rebuild the current liquor store at 6859 Cascade Road. The existing store will be expanded from approximately 4,000 square feet to over 8,000 square feet. She noted the applicant had volunteered to have their application reviewed under the proposed form-based code that will govern the village area, specifically Chapter 8 of the new zoning ordinance. The project went through the Village Design Review Committee process with design standards and architectural elements for the Main Street building-type.

Director Hendrick noted three elements requiring Planning Commission decision. The first involves facade window transparency requirements, as the ordinance requires 70% transparency for buildings fronting Orange Ave and Cascade Rd. The applicant had difficulty meeting this requirement on Orange Street due to interior design, so they provided spandrel glass instead of transparent windows for approximately half the windows on that side. The second element concerned wood grain composite trim material, which is not technically allowed for the Main Street building-type but may meet design requirements, and the applicant brought material samples for review. The third element required upcast lighting approval, as the ordinance typically requires downcast lighting, but the applicant proposes decorative wall pack lighting that shoots up and down to provide appropriate facade lighting.

Treasurer Korstange expressed concerns about the northeast elevation, noting she thought certain sections were supposed to be windows rather than brick veneer. She explained that in previous Village Design Review Committee meetings she believed those sections were presented as windows but acknowledged she had not attended the most recent meeting. Chairman Rowland confirmed these elements were discussed and approved at the last meeting due to cost savings and practical considerations, as those areas would house coolers and shelving. Director

Hendrick clarified this was the parking lot side with different transparency requirements.

Regarding lighting, Director Hendrick explained the site has historically been too dark and requires at least 0.5 foot candles throughout the parking lot. The upcast lighting helps meet these requirements while providing appropriate facade lighting for the village design.

Rishi Makkar, the applicant and owner of International Beverage, addressed the Commission. He shared his connection to the community, having graduated from Forest Hills Central and raised his family in Cascade. He emphasized wanting the building to be something the township could be proud of and committed to accommodating all requests made during the design process.

Member Madiol asked if the business plans to be open during the construction. Mr. Makkar confirmed they plan to remain open during construction, maintaining approximately 70-80% service by shifting inventory to accommodate customers.

When questioned about the materials for the exterior, the applicant presented material samples including brick specimens in two tones and explained that a wood grain composite would be a solid color rather than having wood patterns.

Treasurer Korstange noted this would be the first building under the draft version of the new form-based code and emphasized the importance of getting it right as an example for future developments. She praised the applicant's long-term community involvement and willingness to invest in enhancing the community.

Discussion focused on the composite trim material, lighting design, and overall building appearance. Members expressed satisfaction with the design and materials, noting the significant upgrade from the existing structure.

Motion was made by Treasurer Korstange to approve Case Number 25-3888, the Site Plan Review for 6859 Cascade Rd, with the following provisions:

- 1. The spandrel windows on the southeast façade of the building are sufficient to meet the spirit of the Form-Based Code. The 70% transparency requirement is waved.**
- 2. The material provided on the submitted elevations, including the wood grain composite trim, is deemed acceptable material for the Village.**
- 3. The proposed uplighting is approved.**

Furthermore, the following conditions shall be placed on approval:

- 1. The VLT levels of the windows be approved by the Planning Department in advance of a building permit.**
- 2. All lighting on site shall be calculated in the photometric and reviewed and approved by the Planning Director.**
- 3. Lighting levels meet the requirements of Article 12.**
- 4. The site shall be connected to water and sewer in compliance with Chapter 313 of the Cascade General Code.**
- 5. An updated Storm Water & Sewer Maintenance Plan be recorded and provided to the township.**

Supported by Member Madiol.

Motion carried unanimously.

ARTICLE 9. Acknowledge visitors and those wishing to speak.

There was no one wishing to speak.

ARTICLE 10. Other Business

Chairman Rowland noted he and Treasurer Korstange would not be present for the July 21st meeting, expressing concerns about the planned public hearing for the zoning ordinance without Planning Commission subcommittee members present to answer public questions and provide feedback.

Treasurer Korstange emphasized the importance of having subcommittee members available to respond to public comments, as residents deserve feedback and explanations about decisions made during the process.

The Commission discussed rescheduling options, noting quorum issues for the August 4th meeting as well. Legal Counsel confirmed adequate time for proper notice if the public hearing were moved to August 18th.

Treasurer Korstange noted the benefits of additional time between Planning Commission and Board public hearings, allowing more time for review and proper packet preparation.

Motion was made by Chairman Rowland to move the Zoning Ordinance public hearing from July 21 to August 18. Supported by Member Madiol. Motion carried unanimously.

ARTICLE 11. Adjourn

Respectfully submitted,

Andrea Hendrick, Community Planning and Development Director, Recording Secretary