

MINUTES

Cascade Charter Township
Planning Commission
Monday, August 21, 2017
7:00 P.M.

ARTICLE 1. Vice Chairman Sperla called the meeting to order at 7:00 P.M.
Members Present: Katsma, Mead, Pennington, Rissi, Robinson, Williams
Members Absent: Johnson and Lewis
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 Revised Agenda.

Motion was made by Member Robinson to approve the Revised Agenda. Supported by Member Rissi. Motion carried 7 to 0.

ARTICLE 4. Approve the Minutes of the August 7, 2017 Meeting.

Motion was made by Member Mead to approve the Minutes as written. Supported by Member Rissi. Motion carried 7 to 0.

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

No visitors who were present wished to speak about non-agenda items.

ARTICLE 6. Case #16-3341 Oak Harbor Preserve

Public Hearing

Property Address: 7901 48th, 7735 48th & 4580 Little Harbor

Requested Action: The Applicant is requesting to rezone approximately 40 acres to P.U.D. to allow for 31 Site Condominium units.

Director Peterson stated that the Applicant is requesting Preliminary Plan Approval in order to rezone approximately 40 acres for a Site Condominium Planned Unit Development called Oak Harbor Preserve. This rezoning request is for 31 single-family site condo units.

This project was introduced to the Planning Commission in November of 2016. At that meeting, the Applicant was given the following items to complete before the public hearing could be scheduled.

1. Review and approval by KCRC for street names and drive locations;
2. Provide some analysis/evaluation of the impact on neighboring wells and possible protected plant species on the property;
3. Plans indicating the private roads meet the township's design standards;
4. Approval from the Township Engineer;

5. Provide a detailed plan that is acceptable to the KCHD to address the concerns from the August 31 2016 review; and
6. Stake the rear property line behind the homes on Little Harbor Drive.

Director Peterson went on to state that Applicant has drawn a plan showing how the property could be developed with 31 lots using 50% open space with a minimum of 21,000 sq. ft. per lot. This plan meets the subdivision ordinance for density.

The Applicant is seeking P.U.D. rezoning in order to increase the minimum lot size to achieve a better design for the subdivision. The proposed plan provides for 29% of the developable acreage to be left as open space and a minimum lot size of 25,000 sq. ft. with an average lot size of 27,085. Basically, Applicant is asking to reduce the amount of open space from 50% to 29% in exchange for increasing the minimum lot size to 25,200 sq. ft.

The development will be served by wells and septic. The Applicant has a report from the KCHD dated August 31, 2016. In that letter, they found some levels of arsenic in the ground water. As such, the KCHD is requiring certain provisions to deal with the arsenic.

The open space that is being provided is mainly located along the perimeter of the project.

The development would be utilizing private streets. The location of the curb cuts off from 48th and Buttrick will have been approved by the KCRC. They will be paving the short section of Buttrick Avenue North of 48th Street. This is a public road and will need to meet KCRC standards. No sidewalks are planned and would not connect to any planned or future pathways.

The Board had previously approved this project in 2006 and awarded several extensions. However, the Applicant never initiated the project so it has expired. They essentially would like to have the same project approved once again. Because it has expired, they need to go through the entire approval process again.

This project includes some of the property that was considered for the 48th Street sand mine in 1998. Some neighbors expressed concern for their wells and possible plant species on the property. The Applicant has provided some documentation that these issues have been evaluated and taken into account for their project.

A neighbor at 4445 Whitneyville Avenue has worked out a private easement to his property across the project. That easement should be shown on the plans.

The Township Engineer has approved the storm water plan.

Director Peterson recommends approval of the Preliminary Plan with the condition the Applicant comply with the Township Engineer memo dated July 21, 2017.

If the Board approves this project, Applicant will come back for a recommendation to the Township Board when the P.U.D. Ordinance language is completed and the plans

are updated to comply with the conditions of your preliminary approval. After the Board's recommendations, the Township Board will consider the matter at the final public hearing.

Vice Chairman Sperla asked the Applicant to come forward with any comments.

Mr. Randy Veenstra came forward on behalf of Applicant to answer any questions the Board may have.

A brief discussion followed basically regarding drainage, how deep and whether it would be detention or retention (detention).

Motion was made by Member Rissi to open Public Meeting. Supported by Member Robinson. Motion carried 7-0.

Several members of the public came forward to ask a variety of questions of the Applicant and to voice their concerns to the Board. These questions and concerns consisted mostly of number of lots compared to the original plan, drainage for storm water and impact to neighboring properties, property line stakes, location of septic and wells and maintenance (or lack thereof) of those septic and wells that would have on neighboring sewer and drinking water, and traffic flow on 48th and Buttrick.

Mr. Veenstra, the Board and Director Peterson answered all questions and addressed the concerns posed by the public.

Motion was made by Member Rissi to close Public Hearing. Supported by Member Robinson. Motion carried 7-0.

Motion was made by Member Mead to approve the Preliminary Plan with the condition that Applicant comply with the Township Engineer memo dated July 21, 2017 and that Staff proceed with the preparation of the P.U.D. ordinance language. **Supported by Member Katsma. Motion carried 7-0.**

ARTICLE 7. Case #17-3390 East Imports

Public Hearing

Property Address: 6095, 6115, 6143 28th Street SE & 6120 Charlevoix Woods Ct.

Requested Action: The Applicant is requesting Preliminary Plan approval to expand P.U.D. 67 (East Imports) for a new parking lot at 6120 Charlevoix Woods Ct.

Director Peterson stated that Applicant is requesting an expansion that would accommodate a new parking lot for the automotive dealer. Applicant has purchased three buildings to the East, as well as the vacant property where they want to place the new parking lot. This amendment would only add the now vacant lot at 6120 Charlevoix Woods Ct. and allow them to add it to their existing P.U.D. The other building along 28th Street are not part of the plan.

The project does maintain the emergency vehicle connection from Charlevoix Woods Ct. to 28th Street.

The Township Engineer will need to approve the storm water plan for the new parking lot.

The new parking lot does not meet the township's interior parking lot landscaping requirements, but the township did not apply that to the existing car storage area either.

Extra effort was put into the plan to try and ensure the integrity of the Master Plan by not using any of the property North of the "old" B2 zoning line for anything other than storm water/landscaping and parking, since these activities could occur with other permitted uses in P.U.D. 58.

If rezoned to allow for the expansion, the remaining portion of P.U.D. 58 will still provide the transition that the community residential designation calls for and would not cause a conflict with the residential users to the North.

The Fire Department and DDA director has reviewed and approved the plans.

The Planning Commission did a basic plan review at the July 17, 2017 meeting. At that meeting, the Applicant was asked to address the following items:

1. Maintain the existing parcels for the buildings on 28th Street;
2. Show the new parking area combined to the dealership parcel;
3. Storm water approved by the Township Engineer;
4. Provide a copy of the emergency access easement;
5. Provide a landscape plan; and
6. Provide a lighting plan showing compliance with township standards.

All of these items have been addressed by Applicant.

Director Peterson recommends approval of the plan. If approved, Staff will put together the P.U.D. ordinance amendments with the Applicant for the Board's review so a recommendation can then be made to the Township Board.

Vice Chairman Sperla asked the Applicant to come forward with any comments.

Mr. Simon came forward on behalf of Applicant to give a brief overview of the project and presented an updated landscaping plan.

A question and brief discussion was had with regards to directional signage for the lot. Mr. Tom Rothwell came forward to let the Board know that they will look into that matter, and yes, would most likely add directional signage to avoid any confusion.

Motion was made by Member Rissi to open Public Hearing. Supported by Member Pennington. Motion carried 7-0.

No one from the public came forward.

Motion was made by Member Rissi to close Public Hearing. Supported by Member Robinson. Motion carried 7-0.

Motion was made by Member Rissi to approve the Preliminary Plan. Supported by Member Robinson. Motion carried 7-0.

ARTICLE 8. Any other business

Next meeting will be September 11, 2017

ARTICLE 9. Adjournment

Motion was made by Member Mead to adjourn. Supported by Member Katsma. Motion carried 7 to 0. The meeting was adjourned at 8:10 p.m.

Respectfully submitted,
Scott Rissi, Secretary