

MINUTES

Cascade Charter Township Planning Commission

Monday, August 10, 2020

7:00 P.M.

Virtual Zoom Meeting

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

ARTICLE 2. Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

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

ARTICLE 4. Approve the Minutes of the July 13, 2020 Meeting.

Motion was made by Member Katsma to approve the Minutes of the July 13, 2020 Meeting. Supported by Member Rapin. Motion carried 9 to 0.

ARTICLE 5. Approve the Minutes of the July 20, 2020 Meeting.

Motion was made by Member Katsma to approve the minutes of the July 20, 2020 Meeting. Supported by Member Slater. Motion carried 9 to 0.

ARTICLE 6. Acknowledge visitors and those wishing to speak to non-agenda items.

No visitors came forward.

ARTICLE 7. Case #20-3589/Dykhouse

Public Hearing

Property Address: 2650 Meadow Crossing

Requested Action: The Applicant is requesting a special use permit to construct an accessory building over 832 sq ft.

Planner Brian Hilbrands stated that Applicant is requesting a Type 1 special use permit to allow for an accessory building that is over 832 sq ft. The building is 26x59 ft with a small bump out, so will total a little over 1,600 sq ft, with a height of 18 ½ ft tall measured to the midpoint of the roof. Mr. Hilbrands states that that height requires a setback of 60 feet, and the closest setback the applicant has is 300 ft to the south property line. Mr. Hilbrands states the Applicant can have three accessory buildings since the property is over 6 acres, this will be the first one shown on the property.

The Applicant intends to use this building for a garage and storage, and Mr. Hilbrands states this building is normal in size and appearance for the area. Mr. Hilbrands states that the Applicant is combining the lots of 2645 and 2650 Meadow Crossing.

Mr. Hilbrands states that the Applicant appears to meet township standards for an accessory building, and is recommending approval of the special use permit under the following conditions;

1. The building may not be used to run a business or for any type of living space.
2. Any outdoor lighting will meet Township regulations.
3. The lot combination of 2546 and 2659 Meadow Crossing is completed.

Member Moxley asked where on the site plan the storage building will be located, Mr. Hilbrands replied that it is to the east of the house about 75 feet.

Member Noordyke asked what the combined lot acreage will be, and why it is required that the two lots be combined. Mr. Hilbrands replied that the combined lots will be over 13 acres, and the lot combination is required as the building sits on each lot line.

Member Rapin asked for clarification as to what the building can be used for since living space is not allowed and there is a sizeable second story on the Applicant's plan. Mr. Hilbrands clarified that as long as there is not obvious living spaces such as sleeping quarters or bathrooms in the building, any other use (such as a tv lounge area) is typically ok by Township definition.

Member Slater asked if the Applicant owns both parcels, Mr. Hilbrands stated that the Applicant does own both parcels.

Chairman Rissi invited the Applicant to come forward with any comments.

Mr. Rich came forward on behalf of the Applicant to state that everything has been properly covered, and that the building is intended to be used for extra storage.

Member Moxley asked the Applicant if there will be plumbing in the building, the Applicant replied that there will not be with the exception of drains for the garage floor.

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

Chairman Rissi invited members of the public to come forward with any comment.

No member of the public came forward.

Chairman Rissi asked Mr. Hilbrands if any comment was made to the Township Office regarding this case, Mr. Hilbrands stated there was none.

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

Motion was made by Member Moxley to approve the special use permit of Case #20-589 with the conditions previously outlined by Mr. Hilbrands. Supported by Member Rapin. Motion carried 9 to 0.

ARTICLE 8. Case #20-3594 Golden Valley Phase 2

Property Address: 7069 60th St

Requested Action: Develop into 15 detached single-family site condominium project.

Director Peterson stated this was originally applied for the entire subdivision (around 31 lots), but because of Health Department regulations, the project was only approved for the “west half” of the development. Director Peterson said that this application is for Phase 2 (“eastern half”) of the development, which is 15 units. Director Peterson stated because of the Health Department approval, some of the lots in Phase 1 have to be slightly reconfigured, however that is a separate process. There has not been any other changes to the site plan. Director Peterson stated the Health Department has now given their approval for the entire subdivision.

Director Peterson stated this is for the final preliminary plan, and that Members will forward a recommendation to the Township Board for a consideration of final preliminary plan approval. Director Peterson stated that this is an R1 Zone property, and they are asking to do a by right plan (which means they are not asking for any exceptions) and have chosen to do a “no open space model” which requires a minimum of 80,000 sq ft lots (about 2 acres), and all of their lots meet this requirement.

Director Peterson stated that this development is in the Utility Service Area, and it is expected that the Township receives an agreement that they will participate in a special assessment district if and when sewer and water are ever available in the area. Director Peterson the required pedestrian connection between Phase 1 and Phase 2 to be completed before the first building is occupied in Phase 2 carries over to this plan approval. The Kent County Road Commission has approved the drive location and private roads, which have also met Township Engineer requirements.

Director Peterson states that light poles in street trees were not required in Phase 1, Director Peterson states that not requiring it in Phase 2 either is appropriate. This would eliminate item number two in Director Peterson's Staff Recommendation.

Director Peterson recommends approval of this project, with a recommendation to the Township Board that they do the same.

Member Moxley asked where the proposed septic system is located on the plan, Director Peterson replied that it is in the southwest corner of Phase 1 near Lot 10. Member Moxley asked if the septic system could be connected to sewer if/when it's ever available, Director Peterson stated that yes, it would be an easy process to connect the two.

Member Slater asked when the maintenance agreement is provided, Director Peterson stated that the maintenance agreement is typically received after final approval.

Chairman Rissi invited the Applicant to come forward with any comment.

Mr. Don DeGroot stated that Director Peterson summarized the project well, and confirmed that they would prefer to not put light poles up in this second phase of the project as they were not required in the first phase.

Motion was made by Member Noordyke to make a favorable ruling to the Township Board with Staff recommendations with the exception of the requirement for light poles. Supported by Member Katsma. Motion carried 9 to 0.

ARTICLE 9. Any other business

Director Peterson stated that the August 17th, 2020 Meeting is cancelled.

ARTICLE 10. Adjournment

Motion was made by Member Deering to adjourn. Supported by Member Rapin. Motion carried 9 to 0. The meeting was adjourned at 7:24 P.M.

Respectfully submitted,
Brett Katsma, Secretary