

MINUTES

Cascade Charter Township
Planning Commission
Monday, September 21, 2020
7:00 P.M.
Virtual Zoom Meeting

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

ARTICLE 2. Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

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

ARTICLE 4. Approve the Minutes of the September 14, 2020 meeting.

Motion was made by Member Katsma to approve the revised minutes of September 14, 2020. Supported by Member Deering. Motion carried 9 to 0.

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

No visitors came forward.

**ARTICLE 6. Case #20-3598/Maslowski
Public Hearing**

Property Address: 9585 60th St. SE

Requested Action: The applicant is requesting a special use permit to construct an addition to an accessory building that would make it larger than 832 sq ft.

Planner Brian Hilbrands stated that this will be a 24x30 foot addition to an existing 24x24 foot building, which will total almost 1,300 sq ft. The building will have a height of 12 feet, 4 ½ inches, and shows a setback of 63 feet from the right of way (35 feet is required). Mr. Hilbrands stated that a variance was needed for the addition since the building is located in the front yard facing Snow Ave. The variance was granted by the Zoning Board of Appeals at their September 8th, 2020 meeting with the one condition that access to the building come off 60th Street, which is where the existing driveway for the house is. Mr. Hilbrands stated that the property is less than 3 acres, so this will be the only accessory building permitted.

Mr. Hilbrands stated that the building is normal in appearance and size for the area, and that the applicant indicated they will be using the building for storage.

Mr. Hilbrands states that the applicant meets Township standards for an accessory building, so Staff is recommending approval of the special use permit with the three following conditions:

1. The building is not used for living space or to run a business out of.
2. Any outdoor lighting meet Township regulations.
3. Access to the building come off of 60th St.

Chairman Rissi invited the applicant to comment. The applicant did not comment.

Motion was made by Member Johnson to enter into Public Hearing. Supported by Member Krieter. Motion carried 9 to 0.

Chairman Rissi invited any member of the public to comment. There was no comment.

Chairman Rissi asked Mr. Hilbrands if he has received any written comment related to this case, Mr. Hilbrands stated that he has not.

Motion was made by Member Johnson to close Public Hearing. Supported by Member Rapin. Motion carried 9 to 0.

Motion was made by Member Rapin to approve the special use permit with the included Staff conditions. Supported by Member Krieter. Motion carried 9 to 0.

ARTICLE 7. Case #20-3601/Poolman

Public Hearing

Property Address: 6667 60th St SE

Requested Action: The applicant is requesting a special use permit to construct an addition to an accessory building that would make it larger than 832 sq ft.

Mr. Hilbrands stated that this will be a 42x64 foot addition to the existing 30x50 foot building, totaling 4,288 sq ft. The building will have a height of 14 feet tall, measured to the midpoint of the roof, and shows a 12-foot setback from the right of way from the original building, and a 22-foot setback from the proposed addition (10 feet is required). Mr. Hilbrands states that the property is between 3 and 6 acres, so the applicant is permitted to have up to two accessory buildings on the property. The applicant has stated that they intend to use the building to keep 2-5 horses, chickens, related hay and feed, and for storage. The property is in the agricultural zoning area, so this is a permitted use as long as the property owner owns the animals themselves. A separate special use permit for a public stable will be needed if they intend to house animals they do not own.

Mr. Hilbrands states that the building is normal in appearance for the area, although it is larger than average accessory buildings. Mr. Hilbrands states that there has been similar sized building approved in the agricultural area.

Mr. Hilbrands states that the applicant meets Township standards for an accessory building, so Staff is recommending approval of the special use permit with the two following conditions:

1. The building not be used for living space or to run a business out of, which includes a public stable.
2. Any outdoor lighting meet Township regulations.

Member Moxley asked if the width of 42 feet includes the covered overhang on the east side. Mr. Hilbrands states that yes, it does include the 10-foot overhang.

Chairman Rissi invited the applicant to comment. The applicant did not comment.

Motion was made by Member Rapin to enter into Public Hearing. Supported by Member Moxley. Motion carried 9 to 0.

Chairman Rissi invited any member of the public to comment. There was no comment.

Chairman Rissi asked Mr. Hilbrands if he has received any written comment related to this case, Mr. Hilbrands stated that he has not.

Motion was made by Member Slater to close Public Hearing. Supported by Member Krieter. Motion carried 9 to 0.

Motion was made by Johnson to approves the special use permit with the included Staff conditions. Supported by Member Deering. Motion carried 9 to 0.

ARTICLE 8. Case #20-3599/Green Castle Properties

Property Address: 6095, 6115, and 6143 28th St SE

Requested Action: The applicant is requesting a basic plan review for an amendment to the PUD to accommodate a new car dealership.

Mr. Hilbrands states that these lots a part of the current Cascade Business Center. The applicant is requesting that PUD 67 be amended to include this car dealership. PUD 67 currently includes the existing Porsche Audi dealership, and the Subaru dealership which are to the West of these properties. The applicant is proposing an approximate 36,500 square foot building, with no building height listed on the current plan. The building height, building elevations, floor plans, and a photometric site plan will need to be submitted before their next step. Mr. Hilbrands states that there are currently two stormwater system options being presented as the applicant is waiting for infiltration rate testing results. The next step in this process will be a preliminary development review.

Mr. Hilbrands states that the landscape plan shows there to be 22 Ginkgo trees, which have a male and female variety. The female variety is included on the Townships “Uncredited Species List”, which means that it is permitted, but will not count towards landscaping requirements. Mr. Hilbrands stated that if the applicant would like credit for the trees, they need to use the male variety, or a different species of tree.

Mr. Hilbrands states that the applicant will need to show documentation from the Kent County Road Commission approving a curb cut, and will need to show approval from the Kent County Drain Commission and Township Engineer for all proposed storm water drainage facilities. Mr. Hilbrands states that in his Staff Report, he has included minor changes Staff would like to see on the site plan before proceeding to a Public Hearing.

The point of this meeting is for introductions and questions about the project, the next phase will be a Public Hearing for the Preliminary Development Plan Review once the applicant provides the documents and information mentioned in the Staff Report.

Member Moxley asks if the parking lot shown on the north end of the site is proposed or existing, Mr. Hilbrands states that it is existing. Member Moxley asks if the three buildings shown will be demolished, Mr. Hilbrands states that they will be. Member Moxley asks if the stormwater detention system is a series of pipes surrounded by gravel that gradually leaks the water into the ground, Mr. Hilbrands states that he does believe so, but will let the applicant speak about that, and states that is something the Township Engineer will inspect and sign off on.

Chairman Rissi asks if there will be a cross connection with the parking lot to the east, as right now there appears to be parking spaces blocking that connection. Mr. Hilbrands states that will need to be asked of the applicant.

Member Slater asks for clarification that the approval needs to be prior to construction, but that the applicant can demolish the current buildings at their own risk. Mr. Hilbrands confirms that is correct.

Chairman Rissi invites the applicant to comment.

Mr. Brandon Simon (Nederveld) stated that they are the civil engineering firm representing the applicant. Mr. Simon states that the stormwater system will be an "arch" system, which is buried underground with a hard pipe connection to an outlet. Mr. Simon states that to the west of the proposed building is a 36" County drain that they will ask to tie into with approval from the Drain Commission. Mr. Simon states that the cross access is intended to be a drive aisle (not parking spaces), and they will work with the neighboring property on that easement.

Chairman Rissi confirmed with Mr. Hilbrands that this is a review, and no action is needed to be taken on this case tonight. Mr. Hilbrands confirmed that is accurate.

Member Rapin asked Mr. Hilbrands when the tree choice for landscaping will have to be identified, Mr. Hilbrands states that will need to be updated before this case is heard by the Planning Commission again.

Mr. Colin Schiefler introduced himself as Director of Project Development of the parent company of Fox Motors, and stated that the success of the Subaru brand is driving the need for a new dealership.

Member Katsma asked if these properties will continue to be connected by the north/south drive with the properties to the north. Mr. Simon stated that drive is part of an easement and a fire access, it will be kept intact.

There was no further discussion.

ARTICE 9. Case #20-3579/BDR Custom Homes

Property Address: 1370 Buttrick Ave

Requested Action: Develop into 19 detached single-family site condominium project.

Mr. Hilbrands states that tentative preliminary approval for these plans was given at the May 18, 2020 Planning Commission meeting, and the applicant is now requesting final preliminary approval. Mr. Hilbrands states that the plans have not changed much, however the applicant has received all approvals required by the Township, and is seeking a recommendation to the Township Board.

Mr. Hilbrands states that this plan includes an extension of the pathway system along Grand River Drive to their new private street, with an easement provided for future extensions of the pathway system from their private street to the east property line. Mr. Hilbrands states that the project will have sanitary sewer serviced by Ada Township, and private wells for water. The applicant has received the needed approvals from the Utility Advisory Board, as well as the Kent County Health Department.

The final preliminary approval will allow the developer 2 years to get started on the project by putting in the road and utilities. Mr. Hilbrands stated that an airport recognition statement, and a special assessment district agreement will need to be provided with their master deed. Mr. Hilbrands states that there are a number of buildings and fences that need to be removed from the property, so the applicant will need to indicate a timing of those removals.

Mr. Hilbrands stated that the applicant has provided all required documentation, Staff is recommending forwarding a positive recommendation to the Township Board with the following conditions:

1. The applicant indicates timing of the removal of existing buildings and fences from the property.
2. A copy of the proposed deed restrictions and bylaws is submitted, including the airport recognition statement and agreement to participate in the special assessment district if available.
3. The stormwater maintenance agreement is recorded.

Member Moxley asked if the sanitary sewer is currently stopped at Buttrick Ave and being extended down Grand River, or if it is already on Grand River. Mr. Hilbrands stated that he believes it will be extended down Grand River from Buttrick. Member Moxley asks if the sidewalk on the west side of the private drive will connect to the pathway, Mr. Hilbrands stated that yes, it will connect to the pathway.

Chairman Rissi invited the applicant to comment.

Mr. Dave Contant (BDR Custom Homes) stated that they are working on a removal plan for the structures and fences on the property, and expect to have everything off of the property by the end of the year.

Member Katsma asked Mr. Contant to discuss any planned landscaping. Mr. Contant stated that they are going to retain as many trees as possible on the east side of Buttrick, which is adjacent to their open space and storm water detention area. There will be additional landscaping added to the area, with details to be determine. Mr. Contant states that the front entrance will have basic signage and landscaping, and there are no plans to add a gate.

Motion was made by Member Moxley to approve the plan as presented with the included Staff conditions. Supported by Member Rapin. Motion carried 9 to 0.

ARTICLE 10. Any other business

Member Katsma asked for an update about the Tuffy property. Member Slater stated that the Township has authorized an environmental study, and that the property has been purchased. The business/lease owner has a couple of years left on his lease, with the option of renewing for two, five-year leases after that. The Township can not do anything until the lease is expired.

Member Moxley asked about construction on the pathway at Laraway Lake Drive and Cascade Road. Mr. Hilbrands stated that that is part of a new trail extension project on that side of the road. Director Peterson stated that the City of Grand Rapids is making changes to traffic signals near pathway connection points in the area.

ARTICLE 11. Adjournment

Motion was made by Member Johnson to adjourn. Supported by Member Deering. Motion carried 9 to 0. The meeting was adjourned at 7:43 p.m.

Respectfully submitted,
Brett Katsma, Secretary