

MINUTES
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, April 21, 2025
6:00 pm
2870 Jacksmith Ave SE

ARTICLE 1. Chair Rowland called the meeting to order at 6:00 pm.

Members Present: Korstange, Kraemer, Rowland, Cribbs, Madiol
Members Absent: None

Others Present: Community Planning and Development Director (Director) Andrea Hendrick, Legal Counsel (LC) Laura Genovich of Foster Swift, Planning Administrative 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 Treasurer Korstange to approve the current agenda. Supported by Member Cribbs. Motion carried 5 to 0.

ARTICLE 4. Disclose any Conflict of Interest

There were no conflicts of interest disclosed.

ARTICLE 5. Approve the Minutes of the April 7, 2025 Meeting.

Motion was made by Treasurer Korstange to approve the minutes of the April 7, 2025 meeting as written. Supported by Vice Chair Kraemer. Motion carried 5 to 0.

ARTICLE 6. Acknowledge visitors and those wishing to speak.

Patrick Sweeney, representing the applicant for Case 25-3883 WM Brick and Stone, presented information about the conditional rezoning request for 6301 60th Street. He explained that the property currently has two different zoning classifications (AC - Airport Commercial and ARC - Agricultural Rural Conservation) which don't allow for productive use of the parcel. The applicant operates W.M. Brick & Stone northeast of the airport and wishes to expand operations to this location.

Mr. Sweeney stated the business primarily involves buying materials from suppliers, having them delivered to the location, and selling them mainly to landscaping contractors. He noted that most materials would be stored outside, with a small office building and warehousing area planned. The business does not manufacture anything and is essentially a wholesaler and retailer for landscaping materials.

Mr. Sweeney explained that due to the nature of the business, it could potentially fit into zoning classifications including industrial, industrial transition, or general business. He acknowledged staff concerns about industrial zone creep but argued this specific property, with its unusual topography including ravines and its location adjacent to county land, airport and M-6, made it suitable for the proposed use.

Mr. Sweeney noted the property lacks access to water and sewer, so wells and septic systems would be required. He indicated truck traffic would be minimal, with only a few deliveries per day, and the applicant would not develop the easternmost portion of the property, which is largely unusable due to ravines. He stated that this also creates a natural buffer between the property and ARC district to the east.

ARTICLE 7.

Case #25-3883

Applicant: Tony Bonnema, W.M. Brick & Stone, LL

Property Address: 6103 60th Street SE

Parcel Number: 41-19-32-400-018

Requested Action: Set Public Hearing for a request for a Conditional Rezoning from AC – Airport Commercial and ARC – Agriculture Rural Conservation to I – Industrial.

Community Planning & Zoning Director Hendrick provided context about the application process for conditional rezoning, noting that to her knowledge, the township has not previously processed a conditional rezoning application. She explained that under the Michigan Zoning Enabling Act, conditional rezoning allows an applicant to request rezoning with self-imposed conditions. Unlike a planned unit development, the township must either accept or reject the proposed conditions without negotiation or modification.

Director Hendrick explained that if the Planning Commission sets a public hearing, staff would work with legal counsel and the applicant to create a binding legal agreement between the township and property owner. She noted the importance of considering the range of proposed conditions carefully.

Legal Counsel Genovich clarified that unlike standard rezoning, which is unconditional, the conditional rezoning process requires the applicant to submit conditions upfront. The Planning Commission and Board cannot add to these conditions. After the conditional rezoning is approved, any special land use application would be heard separately.

Member Madiol commended staff for their thorough preparation of materials.

Member Cribbs inquired about potential objections to the request, noting the property's location and the applicant's willingness to install septic and water systems.

Legal Counsel Genovich explained that tonight's action is procedural - scheduling a public hearing so neighbors can be notified and provide input. The substantive decision would come after the public hearing.

Vice Chair Kraemer asked whether the applicant would be able to amend their proposal at the public hearing based on feedback received. Legal Counsel Genovich clarified that while the applicant could address concerns and respond to feedback at the hearing, any substantive changes to the proposal would require restarting the process with new notifications.

Director Hendrick encouraged the applicant to proactively engage with neighbors ahead of the public hearing.

Commissioners shared preliminary considerations regarding the proposal. Chair Rowland expressed concerns about water and sewer infrastructure and potential precedent-setting implications for future applications. Vice Chair Kraemer noted potential challenges with regards to consistency with the future land use map, while acknowledging support for productive property use. Treasurer Korstange referenced the significant time invested in the recently completed master plan as a consideration. Member Madiol similarly noted concerns about deviating from the newly adopted master plan.

Motion was made by Treasurer Korstange to set the public hearing date for case number 25-3883, the conditional rezoning of 6301 60th Street Southeast from AC Airport Commercial and ARC Agricultural Rural Conservation to Industrial on May 19, 2025. Supported by Member Kraemer. Motion carried 5 to 0.

ARTICLE 8. Acknowledge visitors and those wishing to speak.
There was no one wishing to speak.

ARTICLE 9. Other Business
There was no other business.

ARTICLE 10. Adjourn
Motion was made by Treasure Korstange to adjourn. Supported by Member Cribbs, Motion carried 5 to 0. The meeting adjourned at 6:19 pm.

Respectfully submitted,

Andrea Hendrick, Community Planning and Development Director, Recording Secretary