

Minutes

Cascade Charter Township
Planning Commission
Monday, March 4, 2024
7:00 pm
2870 Jacksmith Ave SE

ARTICLE 1. Vice Chair Moxley called the meeting to order at 7:00 pm.
Members Present: Noordhoek, Richardson, Moxley, Engel, Rowland, Noordyke
Members Absent: Rissi (excused), Bruneau (excused)
Others Present: Community Planning and Development Director Andrea
Hendicks, Zoning Administrator (ZA) Madison Smith-Jacoby, Danielle Bouchard
with McKenna, and others listed on the sign-in sheet.

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda

**Motion was made by Member Noordyke to approve the current agenda.
Supported by Member Engel. Motion carried 6 to 0.**

ARTICLE 4. Disclose any conflict of interest

Member Rowland disclosed that he knows the CEO of Skytron and Mr. Webb, but that is a personal connection and they are not linked financially. The other members didn't believe this would be a conflict of interest.

ARTICLE 5. Approve the Minutes of the February 26, 2024 Meeting

Motion was made by Member Noordyke to approve the February 26, 2024 meeting minutes as written. Supported by Member Engel. Motion carried 6 to 0.

ARTICLE 6. Acknowledge visitors and those wishing to speak

Member Bruneau, who was absent, made comments on the agenda items virtually. He shared his surprise that the Township has a Zoning Procedures Manual and doesn't follow the steps in it, even if one doesn't agree with them, until new rules are made. He also believed there should have been a public hearing set for article 8. He also requested the same items for article 7 as they required for the Watermark Cigar Lounge. He didn't think the language was precise enough and they shouldn't put article 7 back on the table until additional information was provided.

**ARTICLE 7. Case #24-3811 Applicant: Kerri Johnson
Property Address: 1601 Galbraith Ave SE
Parcel Number: 41-19-06-403-001
Requested Action: PUD Amendment to allow a Childcare Center as a permitted use.**

Member Engel suggested making the size requirement in the amendment more broad so that there was a range that would accommodate future changes to the PUD, within an acceptable range, reducing the need for amendments.

Community Planning and Development Director (CP&D Director) Hendrick agreed and said they have over-regulated PUDs to make them too specific, requiring frequent changes. Member Rowland asked if there was a traffic study completed for the area and shared his concern that this would 'make a bad spot worse'. The applicant explained that there was a need for additional daycare capacity in Cascade and, while it would bring more traffic to the area, there is a limit to how many children they can take on due to square footage.

Motion was made by Member Noordyke to approve the PUD amendment with staff recommendations and a modification to the language, removing the square foot requirement, and listing a daycare as an acceptable use. Supported by Member Engel. Motion carried 6 to 0.

**ARTICLE 8. Case #23-3805 Applicant: Skytron
Property Address: 5085 Corporate Exchange Boulevard SE, 5300 Corporate Grove Drive SE
Parcel Number: 41-19-31-100-041 & 41-19-31-100-044
Requested Action: Site Plan Review Approval.**

Danielle Bouchard from McKenna presented the case to approve site plan review of a 51,014 sqft addition to the property for warehousing. Warehousing as a use is not specifically permitted in the PUD but it is incidental to the light industrial use the property falls under. The applicant is also looking to combine the parcel with Parcel 41-19-311-000-44 (north adjacent) to the subject site, which used to be a railroad right of way. The applicant is requesting an additional driveway off the property, which the Planning Commission would need to approve. To further the Township's goals of natural preservation, the Township requests as many mature growth trees as possible be preserved.

Chair Moxley was concerned with the turn radius of semis pulling onto the property. Bouchard stated that there was further information related to the turn radius in the packet and the fire department will also weigh in on property access safety.

The increase in traffic is expected to be approximately 15 trucks per week (three additional semis per week day). The Kent County Drain Commission and the

Township Engineer will both need to approve of the site plan, including stormwater patterns and infrastructure capacity. The Kent County Road Commission will need to approve any proposed driveways.

Staff recommends approval of the proposed site plan with the conditions listed that the Planning Commission determines that the proposed warehousing use is incidental and accessory to the principal permitted use and upholds the intent of the PUD Ordinance, the Planning Commission approves the new driveway on Corporate Grove Drive, the Planning Commission finds that the proposed screening of the loading/unloading area is adequate, and the applicant obtains all required reviews and approvals prior to any improvements taking place on site including: a. Approval from the Township Engineer b. Approval from the Kent County Road Commission c. Approval from the Kent County Drain Commission d. Approval from the Cascade Township Assessing Department for the boundary adjustment e. Approval from the Cascade Township Fire Department on the review.

Member Richardson clarified that there were an appropriate number of parking spaces and that will not need to be expanded. Member Engel asked for further information on the required 80% lot coverage maximum. CP&D Director Hendrick explained that this case didn't require a public hearing as it isn't required by any part of the ordinance. The public hearing was originally noticed for that night when they thought they needed to amend the PUD, but it was determined only a site approval was needed. Visitors were given a chance to comment on the case since they were not at the beginning of the meeting. Member Richardson encouraged the Planning Commission to require the applicant to increase the parking spaces to fulfill the higher number of parking spaces required for light manufacturing rather than only requiring the quantity needed for warehousing. CP&D Director Hendrick stated that they can't hold the applicant to the standard for a use they are not applying for.

Motion was made by Member Engel to approve the site plan review as proposed, contingent upon the applicant meeting staff's aforementioned conditions. Supported by Member Rowland. Motion carried 6 to 0.

ARTICLE 9. Acknowledge visitors and those wishing to speak

There was no one wishing to speak.

ARTICLE 10. Planning Commission Training Schedule 2024

CP&D Director Hendrick explained that the members are now all members of the Michigan Association of Planning and can attend training sessions. She will also be setting up an on-site training date for all members to attend.

ARTICLE 11. Any other business

Chair Moxley stated that there would be a Farmland Preservation workshop with the Township Board before the coming meeting.

Member Richardson suggested that they look into changing the ordinance to require warehousing uses to have the same number of parking spaces as light manufacturing uses. He also shared the concern he has shared at previous meetings considering the safety of Cascade Road going south when it veers onto Whitneyville. Members encouraged him to reach out to Supervisor Lesperance and the Kent County Road Commission.

ARTICLE 12. Adjournment

Motion was made by Member Engel to adjourn the meeting. Supported by Member Noordyke. Motion carried 6 to 0. The meeting adjourned at 8:48 pm.

Respectfully submitted,

Joe Engel, Secretary