

Meeting Minutes

Cascade Charter Township Planning Commission

Airport Commerce AC District Zoning Review Sub-Committee

Tuesday, March 14, 2023

Cascade Charter Township Offices

Front Conference Room

ARTICLE 1: Call the meeting to order

Meeting called to order by Chairman Rissi at 7:32 am. All current sub-committee members were present - Scott Rissi, Windy Korstange, Joe Engel, and Ralph Moxley. Also present was Planning Director Brian Hilbrands.

ARTICLE 2: Approve the Agenda

Member Moxley made a motion to approve the agenda. Member Korstange seconded the motion. Motion was approved.

ARTICLE 3: Approve minutes of the January 30 meeting

Member Korstange made a motion to approve the January 30 meeting minutes. Chairman Rissi seconded the motion. Motion was approved.

ARTICLE 4: Disclose any Conflicts of Interest

No conflicts of interest were noted.

ARTICLE 5: Acknowledge visitors and those wishing to speak

No visitors were in attendance at this meeting.

ARTICLE 6: Discussion of AC Zoning District

The presentation to the Cascade Charter Township Board of Trustees by Scott and Chris went well. They are fully supportive of Option No. 2 as recommended by the Planning Commission.

Hotels are allowed in the **AC Zone**, but not in Overlay A area. Overlay A will now stop at the edge of the Airport property and not extend into the **ARC Zone**. Overlay A works for the **AC-1** and **AC-2** zones on the east side of the Airport. **AC-2** areas on the west side of the Airport can

now be shown as part of **AC-1**. Overlay B areas on the SW side of the Airport allows for aircraft operations in this area, therefore allowing the Airport flexibility to expand in this direction.

The area south of 36th Street and north of the railroad, east of Kraft and west of Thornapple River will no longer be included in Overlay A. This area is zoned **Industrial**. This zoning will allow for future gas stations for filling up rental cars before returning them.

Planning Director Hilbrands to have the Zoning Map updated to revise and reduce the Overlay A area on the east side of the Airport. Overlay A will extend over the parcels that are currently zoned **Industrial**.

Remove the Overlay A map indication from the yellow **ARC** zones east of the Airport property. This will greatly reduce the Overlay A area.

All **AC-2** areas on west side of Airport along Patterson can now be shown as **AC-1** areas (green color). The **AC-2** zones serve no purpose, especially since the areas west of Patterson (Kentwood) were zoned **Industrial**.

As sub-committee members understand, the roadway turn “swoops” at the 44th Street west entrance into the Airport will be eliminated in the near future due to traffic problems at merge lanes. This will also give the Airport more room for development on the west side along Patterson.

Showing Overlay A, as revised, will serve the Planning Commission goals well into the future.

Legal counsel Abdoo has updated Chapter 14 of the Cascade Charter Township Zoning Ordinance. The sub-committee reviewed the updates and had no changes. Planning Director Hilbrands to review the document to make sure it is consistent with the Overlay A map changes we discussed today. If further adjustments are needed Planning Director Hilbrands will contact legal counsel Abdoo.

Planning Director Hilbrands has had contact with Casey Ries, the Engineering and Planning Director for GR Ford Airport. They are planning on a future second east-west runway north of the current east-west runway.

Members discussed engaging the Airport Engineering and Planning Director in a review of what the sub-committee is proposing before we take the updated plan to the Cascade Township Planning Commission. This engagement could be well received by the Airport officials and go a long way towards improving relations with Airport officials. Consensus among sub-committee members is to invite Director Ries to our next meeting, assuming the revisions to the proposed zoning map have been completed before that meeting.

Planning Director Hilbrands to reach out to Engineering and Planning Director Ries and invite him to our next meeting. Plans should be updated and sent to Director Ries before the meeting so he has a chance to review them in detail before meeting with the sub-committee. We should

also send him the most recent version of Chapter 14 of the Zoning Ordinance. All members agreed that would be the best plan for a future meeting with Director Ries.

Planning Director Hilbrands suggested that Office uses also be allowed in Overlay B. Members agreed to that revision.

ARTICLE 7: Discussion of ARC Zoning

Delete all Overlay A indications for **ARC** zones east of the Airport.

Planning Director Hilbrands has asked Madison to review **ARC** zoning regulations for surrounding Townships.

ARTICLE 8: Goals of next meeting

Planning Director Hilbrands to send out revised documents to sub-committee members for a final review before we send them to the Airport Engineering and Planning Director.

Meet with Airport Engineering Planning Director at our next meeting in two weeks (tentatively March 28). Planning Director Hilbrands to confirm that Casey Ries can meet with us on that date. The meeting can also be held on March 27th. In either case, the meeting will be at 7:30 am. at Cascade Township offices.

After our meeting with Director Ries we will need to meet one more time to coordinate any changes or revisions to the plan, or to Chapter 14 Zoning Ordinance revisions. Then we will need to take the final proposed documents to the Planning Commission for their review and approval. Then we will take the documents to the BOT as a Zoning Amendment.

The only text change needed in Chapter 14 will be to add Office use in Overlay B.

ARTICLE 9: Any other business

None noted.

ARTICLE 10: Acknowledge visitors and those wishing to speak

No visitors attended the meeting.

ARTICLE 11: Adjournment

Member Moxley moved to adjourn at 8:35. Member Engel supported. Motion approved.