

MINUTES

Cascade Charter Township
Planning Commission
Monday, January 18, 2021
7:00 P.M.

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

ARTICLE 2. Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

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

ARTICLE 4. Approve the Minutes of the January 4, 2021 Meeting

Motion was made by Member Slater to approve the Minutes of the January 4, 2021 meeting with two noted corrections. Supported by Member Rapin. Motion carried 9 to 0.

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

None.

ARTICLE 6. Case #20-3599 / Green Castle Properties

Property Address: 6095, 6115, 6143 28th Street SE

Requested Action: Consider recommendation to Township Board for PUD ordinance amendment for the expansion of the Subaru dealership.

Planner Brian Hilbrands stated that the amendments to the PUD ordinance for the Fox Subaru project are included in the packet for tonight's meeting. Planner Hilbrands stated that the Planning Commission awarded preliminary approval of the amendments at the January 4, 2021 meeting after holding a Public Hearing for this project during the December 7, 2020 Planning Commission meeting. The PUD amendments have been reviewed by the applicant, and Planner Hilbrands stated that the applicant has been working on and submitting the items requested of them by Staff.

Planner Hilbrands stated that if Members agree with the PUD amendment, a positive recommendation should be forwarded to the Township Board for approval of the PUD amendment and site plan, and that the Township Board will then hold a public hearing to consider the Planning Commission's recommendation.

Motion was made by Member Johnson to forward a positive recommendation of Case #20-3599 to the Township Board for approval. Supported by Member Krieter. Motion carried 9 to 0.

ARTICLE 7. Cascade Charter Township Capital Improvements Plan Presentation 2021-2026

Cascade Township Manager Ben Swayze stated that Staff is working on upgrading equipment at the Wisner Center to be able to provide hybrid meetings (both in person and virtual) in the future to improve communications with residents. Manager Swayze states that there has been an increase in public participation during the virtual meetings over the last few months.

Manager Swayze presented the Capital Improvement Plan to Planning Commission Members, and members of the public in attendance virtually. Manager Swayze presented the plan by explaining each bullet point on each page of the Power Point slideshow, and taking questions from Members as they arose.

Chairman Rissi asked Manager Swayze why there are no dam improvements included in this CIP, Manager Swayze stated that the company that runs the Cascade dam is currently reevaluating improvements that need to be done.

Member Deering asked what the boundaries of the DDA are, Manager Swayze stated that in general it is the commercial area from Patterson to Cascade Road on 28th St., and on Cascade Road from the bridge over the river to the Cascade Hospital for Animals. Manager Swayze stated there is map with exact specifications on the DDA website.

Manager Swayze stated that the Kent County Road Commission matches every dollar put into local road maintenance by Cascade Township.

Member Johnson asked if there has been any coordination with the airport regarding the 36th St. interchange streetscape signage, Manager Swayze stated that the Township has been in contact with the airport, and will be key in devising this plan.

Chairman Rissi stated that he is surprised to not see any water/sewer projects as the need for residential water expansion is growing.

Member Noordyke stated that he is disappointed to not see any water/sewer plans given pollution that has come from the airport and effected residents water supply. Manager Swayze stated that there is a grant opportunity open for funding for these types of projects, and that the Township is actively seeking this opportunity. Member Noordyke stated that this assistance for residents has been asked for every year for the last three years.

Member Slater asked if approving the CIP means also approving everything in it, Manager Swayze stated that it is more of a planning roadmap document, and that not everything included is guaranteed to be done.

Member Johnson thanked Manager Swayze and Staff for the extensive work put into completing this CIP.

Conversation followed about the importance of using specific language regarding water contamination in the recommendation to the Township Board. Member Noordyke stated that he believes the Planning Commission has a duty to amend this resolution with language that expects the Township to earmark funds to provide water to those who have been polluted, and to hold the airport accountable.

Member Katsma asked for clarification that remediation implies to obtaining clean drinking water, Member Noordyke states that remediation would mean putting money into the budget to make this right, whatever the Board decides that would be.

Member Rapin stated that the vagueness of remediation may be confusing, and wonders if more specific wording would help with an appropriate direction for an amendment. Manager Swayze states the Townships perspective that remediation means the extension of public water to all effected properties.

Motion was made by Member Noordyke to approve the Capital Improvement Plan and given the well contamination caused by the Gerald R. Ford airport the Planning Commission recommends the Board budgets an amount determined by the Board to remediate all homes affected. Supported by Member Deering. Motion carried 9 to 0.

ARTICLE 8. Any other business

None

ARTICLE 9. Adjournment

Motion was made by Member Deering to adjourn. Supported by Member Katsma. Motion carried 9 to 0. The meeting was adjourned at 8:21 p.m.

Respectfully submitted,
Brett Katsma, Secretary