

MINUTES
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING
MONDAY, March 10, 2025
5:30 pm
2870 Jacksmith Ave SE

- ARTICLE 1.** Chairman Rowland called the meeting to order at 5:30 pm.
Members Present: Korstange, Kraemer, Rowland, Cribbs
Members Absent: Bruneau, Midol (Excused)
Others Present: Community Planning and Development Director (CP&D Director) Andrea Hendrick, Planning Assistant Nick Govan.
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
Motion was made by Vice Chair Kraemer to approve the current agenda. Supported by Treasurer Korstange. Motion carried 4 to 0.
- ARTICLE 4. Disclose any Conflict of Interest**
There were no conflicts of interest.
- ARTICLE 5. Approve the Minutes of the January 20, 2025 Meeting.**
Motion was made by Vice Chair Kraemer to approve the Minutes of the January 20, 2025 meeting. Supported by Treasurer Korstange. Motion carried 4 to 0.
- ARTICLE 6. Acknowledge visitors and those wishing to speak.**
There was no one wishing to speak.
- ARTICLE 7. Case #25-3881 – Set Public Hearing for 1701 Spaulding Zoning Map Amendment**
Applicant: Cascade Charter Township
Property Address: 1701 Spaulding Ave
Parcel Number: 41-19-06-327-016
Requested Action: Set Date for Public Hearing on Zoning Map Amendment.

Community Planning and Development Director Hendrick presented information regarding the 1701 Spaulding zoning map amendment. Director Hendrick explained that after the Planning Commission Meeting in November related to an amendment to the PUD it was concluded that the original requirements of the Planned Unit Development (PUD #97) approved in 2017 were never fulfilled by the developer. After consulting legal counsel, the Township recommended rezoning the property back to its original Agricultural Rural Conservation classification. The Township Board had recommended on February 26, 2025 that the Planning Commission set a public hearing for the review of township-initiated rezoning.

Director Hendrick proposed an April 7, 2025 public hearing date, noting this would give enough time for noticing and reaching out to the owner of the property.

She also noted the previous applicant for the amendment had withdrawn from the project.

Motion was made by Treasurer Korstange to set the public hearing date for April 7th for 1701 Spaulding Zoning Map Amendment. Supported by Member Cribbs. Motion carried 4 to 0.

ARTICLE 8. Acknowledge visitors and those wishing to speak.

There was no one wishing to speak.

ARTICLE 9. Other Business

- MSU Extension Training

Director Hendrick informed Commissioners of available parliamentary procedure training and future legal mini-sessions. Members Rowland and Korstange discussed the importance of careful commentary during meetings, noting potential legal implications and the need for clear reasoning when denying applications.

Director Hendrick emphasized the importance of documenting decision rationales in both motions and minutes to establish a clear record for potential legal review.

ARTICLE 10. Adjourn

Motion was made by Treasurer Korstange to adjourn. Supported by Member Cribbs, Motion carried 4 to 0. The meeting adjourned at 5:47 pm.

Respectfully submitted,
Andrea Hendrick, Community Planning and Development Director, Recording Secretary