

Meeting Minutes

Cascade Charter Township Planning Commission

Airport Commerce AC District Zoning Review Sub-Committee

Thursday, June 22, 2023

7:30 am

Cascade Charter Township Offices

5920 Tahoe Drive

ARTICLE 1: Call the meeting to order

Meeting called to order by Chairman Rissi at 7:32 am. Sub-committee members present include Scott Rissi, Joe Engel, and Ralph Moxley. Also present was Planner Brian Hilbrands and legal counsel Leslie Abdoo.

ARTICLE 2: Approve the Agenda

Member Moxley moved to approve the agenda. Member Engel seconded the motion. Motion approved.

ARTICLE 3: Approve the minutes of the June 8 meeting

Chairman Rissi moved to approve the meeting minutes of June 8. Member Moxley seconded the motion. Motion approved.

ARTICLE 4: Disclose any conflicts of interest

No conflicts of interest were noted by any of the members present at the meeting.

ARTICLE 5: Acknowledge visitors and those wishing to speak

No visitors were present at this meeting.

ARTICLE 6: Continued discussion and review of Overlay areas and AC Zoning Amendments

Legal counsel Leslie Abdo made corrections to the Chapter 14 Amendments that were agreed to at our last meeting on June 8. She also made corrections to mark-ups that were submitted by Planner Casey Ries from G.R. Ford Airport.

The following are suggested changes to the latest Chapter 14 Amendment document requested by Sub-committee members. They are listed in ascending order, starting with Section 14.02.

Section 14.02 Intent, revise first paragraph, fourth sentence (Joe Engel input):

The provisions of this Chapter shall, however, be in compliance with the regulations of the MI Aeronautics Code, The Federal Aviation Administrations, the MI Zoning Enabling Act, airport zoning ordinances, relevant case law **and Cascade Township Ordinances.**

Section 14.03 Uses permitted by Right in AC District (Joe Engel input):

1. **Any Aeronautical Facilities**, which are limited to (as defined in Section 3 of the MI Aeronautics Code):
 - a. Aircraft cleaning and janitorial services
 - b. Aircraft flight training and flying clubs
 - c. Aircraft landing facilities
 - d. Aircraft refueling and fuel storage facilities
 - e. Aircraft/aviation related servicing, repair, painting and restoration facilities
 - f. Aircraft sales
 - g. Air freight handling facilities
 - h. Airline reservation centers
 - i. Airport terminal....
 - j. U. S. Customs clearance offices
 - k. Flying charter services
 - l. Hanger operations and aircraft storage
 - m. Sightseeing airplane service
 - n. Aeronautical and other administrative offices
 - o. Airport maintenance facilities
 - p. Any facility required by Federal, State or local permits

Section 14.06 Intent, sentence No. 6 (Joe Engel input):

Providing a **transitional buffer area** between the Airport and neighboring agricultural and residential uses.

Section 14.08 Uses permitted by Special Use Approval in Overlay A, second paragraph:

The current use of 4190, 4126, 4072, and 4212 Thornapple River Drive are legally non-conforming. If operations cease, they will not be renewed.

(Note: Overlay A does extend to the NE side of Thornapple River Drive in the area of these four addresses).

Section 14.17 Site Plan Review (Joe Engel input):

Revise paragraph 5 to say: All the uses that fall within Overlay C, non-aeronautical or **otherwise**, shall be permitted....

Section 3. Amendment to Chapter 18, Section 18.13(5) (Joe Engel input):

Delete all references to **Overlay B**.

Paragraph 5. Indent three paragraphs a., b. and c.

Note: Thornapple River Drive setback was doubled from 50 ft. to 100 ft.

Future Planning Commission meetings will be July 10 and July 17. Chris mentioned to Scott that he would like review the proposed **Chapter 14 Amendments** at the July 10 meeting.

Member Engel made a motion to recommend approval of the proposed **Chapter 14 Amendments** to the Planning Commission, as prepared by legal counsel. The motion was seconded by member Moxley. Motion was approved.

Legal counsel Abdo will send Brian an updated version of the **Chapter 14 Amendments** and a redlined version of the original **Chapter 14** document so Planning Commission members can see what changes were made.

Planner Hilbrands has not updated Casey Ries with any of the proposed changes made by the sub-committee. Once the Planning Commission reviews the **Chapter 14 Amendments** Brian can send the new document over to Casey for their review and comment.

ARTICLE 7: Goals of our next meeting

This will be the final meeting of the AC Zoning Sub-committee.

ARTICLE 8: Any other business

No other business items were presented.

ARTICLE 9: Acknowledge visitors and those wishing to speak

There were no visitors present at this meeting of the Sub-committee.

ARTICLE 10: Adjournment

Member Engel called for adjournment at 8:07 am. Member Moxley supported the motion.
Motion approved.

Ralph W. Moxley, Sub-committee Recording Secretary