MINUTES
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, September 22, 2025
6:00 PM
2870 JACKSMITH AVE SE

ARTICLE 1. Chairman Rowland called the meeting to order at 6:00 PM.

Members Present: Korstange, Kraemer, Rowland, Cribbs, Madiol
Members Absent: None
Others Present: Andrea Hendrick, Community Planning and Development Director (Director); Nick Govan Planning Administrative Assistant; and others listed on the sign-in sheet.

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 unanimously.

ARTICLE 4. Disclose any Conflict of Interest

There were no conflicts of interest.

ARTICLE 5. Approve the Minutes of the August 18, 2025 meeting.

Motion was made by Treasurer Korstange to approve the August 18, 2025 meeting minutes. Supported by Member Cribbs. Motion carried unanimously.

ARTICLE 6. Acknowledge visitors and those wishing to speak.

There was no one wishing to speak.

ARTICLE 7. Case #25-3897 – Public Hearing
Applicant: Speed Collection LLC
Property Address: 6250 28th St. SE
Parcel Number: 41-19-17-226-002
Requested Action: Approval of a Special Use Permit to allow for a new or used automobile service center within an existing commercial strip mall.

Community Planning and Development Director Hendrick presented the application for a high-end automotive protection and detailing facility at 6250 28th Street. The property is located in PUD 39 (Centennial Park). Since the PUD lacks specific ordinances, staff reviewed the application under the underlying B2 General Business District, which allows vehicles services by special use permit.

The applicant, Cole Matthews, explained that the proposed use is an auto spa and paint protection film (PPF) facility. Services would include window tinting, PPF application, and limited car detailing, primarily for new car preparation. All work would be conducted inside the existing building with no outdoor storage proposed. He noted his company operates a sales facility in Holland, but the facility in Cascade Township would be service only.

Motion was made by Treasurer Korstange to open public hearing. Supported by Member Madiol. Motion carried unanimously.

Bonnie Wisney-Jachim (6216 Acropolis Dr. SE) initially expressed concerns about

the location and potential impact on the area's family restaurants. Staff and Commissioners clarified that the business would operate inside the existing building, her concerns were reduced.

Steve Bennett (6245 Lincolnshire Court) sought clarification about the permanent nature of the approval and potential for expansion. He also requested privacy screening between the property and neighboring condos due to headlight concerns from increased traffic and the site's current landscape conditions.

Doug Todd (6231 West River Drive) representing the property owner of 6250 28th St. SE, indicated willingness to address privacy screening concerns and noted recent improvements to the property.

Motion was made by Treasurer Korstange to close public hearing. Supported by Vice Chair Kraemer. Motion carried unanimously.

Motion was made by Vice Chair Kraemer to APPROVE Case Number 25-3897, a Special Use Permit to allow for a high-end automotive protection and detailing facility within the existing commercial strip mall at 6250 28th Street SE for the following reasons:

1. **The change in property use satisfies the Special Use Permit approval standards outlined in Section 17.06 of the Cascade Zoning Ordinance.**

Furthermore, the following conditions shall be placed on approval:

1. **The use is subject to the scale and operations as outlined in the application.**
2. **The owner shall provide heightened landscape buffer on the west side of the property.**
3. **Hours of drop off and pick up by tow truck or other truck limited to 9AM to 7PM.**
4. **No car sales on site.**
5. **No typical mechanical auto service, repair, and enhancement.**

Supported by Treasurer Korstange.
Motion carried unanimously.

ARTICLE 8. **Case #25-3894**
Applicant: Live Space, Ben Cobb
Property Address: 4995 Starr St. SE
Parcel Number: 41-19-07-301-014
Requested Action: Site Plan Review for an expansion in the existing parking and access aisles on the southwest side of the property. The applicant is requesting a reduction in the buffer yard depth on the south side of the property.

Director Hendrick presented the application for an existing industrial building seeking expansion of the parking lot on the southwest side of the property. The site had previously received approval for a 4,000 sq. ft. building expansion in 2020, but parking and landscaping were not addressed, leaving it under-parked. The applicant now seeks to add impervious surface for additional parking.

Director Hendrick noted that construction activity had already begun on the site with heavy equipment being delivered, though no permits had been issued yet. The applicant is requesting a reduction in the required buffer yard depth on the south side of the property, which requires Planning Commission approval.

Jack Barr with Nederveld, representing the applicant, explained the need for additional maneuvering space for trucks and equipment used in their stage and AV preparation business. He mentioned the existing pavement needs replacement regardless of the expansion and that this may be the construction activity that was noted on site.

Ben Cobb, representing Live Space, acknowledged that construction had begun prematurely but was only on the part of the existing parking lot but apologized for the timing issues. He explained their business had grown significantly, requiring better logistics and truck maneuvering space.

The Commission discussed concerns about following proper procedures and ensuring completion of previously approved improvements. Staff recommended requiring landscaping and stormwater improvement bonds for compliance.

Motion by Treasurer Korstange to APPROVE Case #25-3894, the Site Plan for 4995 Starr Street SE, be APPROVED with the following provisions:

1. **The buffer yard depth on the south side of the property be reduced to accommodate parking and access on the south side of the existing building as proposed.**

Furthermore, the following conditions shall be placed on approval:

1. **The applicant provides a landscaping bond for the value of the proposed landscaping, set by staff based on the plans provided by the applicant.**
2. **The applicant provides a stormwater improvement bond for the value of the proposed improvements, set by staff based on the plans provided by the applicant.**
3. **The applicant modifies the 2020 Stormwater Maintenance Agreement and records the Agreement with the Kent County Register of Deeds.**

Supported by Vice Chair Kraemer.
Motion carried unanimously.

ARTICLE 9. **Case #24-3842**
Applicant: Trane Technologies
Property Address: 5824 Kraft Ave. SE & 5784 Kraft Ave. SE
Parcel Number: 41-19-07-300-047 & 41-19-07-300-045
Requested Action: Amendment to previously approved Site Plan to combine two (2) industrial buildings and the associate parcels.

Director Hendrick presented the application for Trane Technologies to connect two existing buildings with an above-ground-enclosed walkway. The connection would allow for high-low equipment and material transport between the buildings. The proposal also includes additional parking on the south side of the property.

Jack Barr, engineer for the project, explained the fully enclosed building connector would accommodate high-low traffic with guard rails and proper clearance. The design addresses workflow needs where materials are processed in one building and finished in the other.

The Commission discussed the appropriateness of the connection and confirmed that the property lots would be combined to ensure compliance with setback requirements.

Motion by Treasurer Korstange to APPROVE Case #24-3842, the Site Plan approval for 5824 Kraft Ave. SE with the following conditions:

1. **The applicant modifies all site plan sheets to indicate the final location of the tunnel.**
2. **Storm water maintenance group would be modified in accordance with the changes to the plan.**
3. **The applicant finalizes the combination of the lots and records it with Kent County before the construction of the tunnel.**

Supported by Vice Chair Kraemer.
Motion carried unanimously.

ARTICLE 10. Acknowledge visitors and those wishing to speak.

There was no one wishing to speak.

ARTICLE 11. Other Business

Director Hendrick provided updates on the zoning ordinance review process, noting that the Township Board has scheduled additional public hearings for October 8th. The Board is considering various recommendations from the Planning Commission but has encountered some challenges with private streets and residential density issues.
Staff announced that the October 6th and October 20th Planning Commission meetings have been canceled due to lack of applications, with the next meeting scheduled for November 3rd.

ARTICLE 12. Adjourn

The meeting adjourned at 7:40 pm.

Respectfully submitted,

Andrea Hendrick, Community Planning and Development Director, Recording Secretary