

Minutes

Cascade Charter Township
Planning Commission
Monday, March 20, 2023
7:00 PM
2870 Jacksmith Ave SE

- ARTICLE 1.** Chair Noordyke called the meeting to order at 7:00 PM.
Members Present: Noordhoek, Rissi, Moxley, Noordyke, Richardson, Korstange, Engel, Bruneau, Rowland
Members Absent: None
Others Present: Planning Director Hilbrands and those listed on the sign-in sheet.
- ARTICLE 2. Pledge of Allegiance**
- ARTICLE 3. Approve the current agenda**
Motion was made by Member Engel to approve the current agenda. Supported by Member Korstange. Motion carried 9 to 0.
- ARTICLE 4. Disclose any Conflicts of Interest**
There were no conflicts of interest disclosed.
- ARTICLE 5. Approve the Minutes of the March 6, 2023 Meeting**
Member Bruneau saw an error in Article 5 that the comments made by Member Richardson and Member Bruneau need to be switched.
Member Moxley pointed out that in Article 7 “Moxely” should be changed to “Moxley”.
Member Korstange made a correction in Article 10 that Chair Noordyke and herself initially brought up the Roundhill Subcommittee name change.
Member Engel made a name correction in Article 7 that “Robert” should be changed to “Thomas Aaberg”.
Member Engel said in Article 9 that “council” should be changed to “counsel”.
Member Bruneau saw an error in the last paragraph of Article 9 that “code of conduct” should be changed to “bylaws”.
Member Bruneau also wanted the minutes to reflect Member Rowland’s potential conflict of interest as a member of Watermark.
Motion was made by Member Moxley to approve the March 6, 2023, Meeting Minutes with the proposed changes. Supported by Member Bruneau. Motion carried 9 to 0.
- ARTICLE 6. Acknowledge visitors and those wishing to speak**
There was no one who wished to speak.

ARTICLE 7. Case #22-3701/Woods Builders Homes Inc.

Property Address: 6105 Charlevoix Woods Ct

Requested Action: Basic Plan Review for an amendment to the PUD Ordinance to allow a 24-unit multi-family apartment complex.

Planning Director Hilbrands explained that this Basic Plan Review was originally brought to the Planning Commission last April and is for 24 apartment units located in 3 buildings on a 4-acre parcel. The property is Master Planned as Community Residential, allowing for multi-family developments and a residential density of 4-6 units per acre. The current PUD was created to permit an adult assisted living facility, so an amendment to the PUD is required to also allow for attached residential.

Staff recommended that the applicant submit the 9 items listed in the packet from the original Basic Plan Review plus one additional item including a Traffic Impact Analysis. This will need to be submitted before the application proceeds to a preliminary development review.

Member Engel asked for clarification on the building being within the front yard setbacks. Planning Director Hilbrands explained since the building is a few feet within the setback, one of the requirements will be to move the building back.

Member Rissi asked about the private road ordinance allowing only 19 units without a secondary entrance. Planning Director Hilbrands said an emergency access easement off the cul-de-sac would be the second point of access. Staff will gather documentation to confirm details of the easement.

Member Bruneau asked about the soil erosion plan and Planning Director Hilbrands said that for any large-scale commercial building, a soil and erosion permit is always required through Kent County Road Commission.

David Woods, the applicant, said the responsibility to straighten the road will lead to financial hardships. He said leaving it curved could create traffic calming and it looks better aesthetically. His hope is that the easement would be approved as is without moving the road.

Member Rissi asked about the proposed 11 parking spaces for the development. Planning Director Hilbrands had not yet calculated parking spaces, which will be addressed during the zoning review.

Member Moxley said that 11 parking spaces is not enough. He also agreed with the applicant regarding the curvature of the drive.

Chair Noordyke wanted the applicant to provide proof of easement access.

Some other implementations discussed include sidewalks or a pedestrian lane, more parking, and a maintenance agreement for Charlevoix Ct.

Member Rissi said the sidewalk should not solely be put on the applicant to fund unless it's on their property.

Member Moxley would like to see a sidewalk along the south property line and said the neighboring retirement complex could benefit by adding on to the pathway.

ARTICLE 8. Review of Proposed Amendments to the Master Plan

Planning Director Hilbrands presented the proposed amendment to the Future Land Use map, as directed by the Planning Commission and Township Board. The amendment would change the future land use designation from Industrial to Rural Residential for an area that followed the boundary of most of the ARC Zoned properties located between the airport and M-6.

Member Rissi shared concerns about changing the classification for the area around 52nd St, but land around 48th St remains the same. He proposed creating a geographical boundary that made more sense to the area.

Chair Noordyke proposed, while referencing the Future Land Use map in the packet, that the AC District Zoning Subcommittee discusses converting the shaded gray area to AC2.

Motion was made by Member Bruneau to recommend the changes noted in the amended Future Land Use map to make the area currently zoned ARC also future land use ARC to the Township Board. Supported by Member Korstange.

Member Bruneau withdrew the motion.

Member Rissi wanted clarification on the motion to keep land currently zoned for ARC to future land use ARC. He didn't know if they were following the boundary indicated on the map or the current zoning.

Planning Director Hilbrands stated he was following the railroad on the map since it acts as a natural buffer.

Motion was made by Member Bruneau to recommend to the Township Board the future land use as drawn to preserve the currently zoned ARC to future land use ARC. Supported by Member Korstange. Motion carried 8 to 1.

There was discussion regarding whether this was an appropriate extension of the future land use redesignation, or if it should be extended north to include the entire area between the airport and M-6.

Member Rowland's preference was to change the AC2 land back to ARC.

Member Korstange explained she would recommend changing the currently zoned industrial land to future use of ARC due to the nature of the airport and the potential future implementations of a new entrance and gas station nearby.

Motion was made by Member Engel to withdraw the previous recommendation. Supported by Member Rissi. Motion carried 8 to 1.

Motion was made by Member Korstange to recommend to the Township Board to change the Future Land Use Map as drawn to also include the industrial area north of

Thornapple River Dr to be future land use ARC. This would include the area between the airport and M-6, extending north to the point where Thornapple River Drive crosses I-96 and south to approximately where 60th Street crosses over M-6. Supported by Member Moxley. Motion carried 5 to 4.

There were concerns about traffic increase at the intersection of Thornapple River Dr and 36th Street if there was a gas station nearby.

The new recommendation will be presented to the Township Board on April 12.

ARTICLE 9. Old Business

Member Korstange asked about the CIP and when Manager Swayze would present this. Planning Director Hilbrands will look into this.

Member Moxley mentioned the previous discussion on changing the Roundhill Subcommittee name. Planning Director Hilbrands said the attorney had concerns about naming it after a specific person as this opens up the Township to risk. If the committee were to be named "The Process Implementation Review Committee" there was no perceived issue.

Motion was made by Member Rissi to change the Roundhill Subcommittee name to the Process Implementation Subcommittee on all future documents related to it and change the listing on the website. Supported by Member Engel. Motion carried 9 to 0.

Member Richardson said there is still a downed power line or cable line on 48th Street.

Member Bruneau asked about receiving the meeting packets in a different format.

ARTICLE 10. Any Other Business

There was no other business to discuss.

ARTICLE 11. Acknowledge visitors and those wishing to speak

There was no one who wished to speak.

ARTICLE 12. Adjournment

Motion was made by Member Engel to adjourn the meeting. Supported by Member Korstange. Motion carried 9 to 0. The meeting adjourned at 8:55 PM.

Respectfully submitted,

Joe Engel, Secretary