

# Meeting Minutes

## Cascade Charter Township Planning Commission

### AC Airport Commerce District Zoning Review Sub-Committee

Thursday, January 19, 2023

#### Cascade Charter Township offices

##### **ARTICLE 1: Call the meeting to order**

Meeting called to order by Chairman Rissi at 7:33 am. All current sub-committee members were present – Scott Rissi, Windy Korstange, and Ralph Moxley. Also present was Planning Director Brian Hilbrands.

##### **ARTICLE 2: Approve the Agenda**

Member Moxley made a motion to approve the Agenda. Member Korstange seconded the motion. Motion approved.

##### **ARTICLE 3: Approve minutes of the January 12 meeting**

Planning Director Hilbrands recommended that the first paragraph on page two of the meeting minutes be deleted after speaking with legal counsel Abdoo. She recommended that we include the language highlighted in the second paragraph of page 2. She feels this language better reflects what she was saying to us regarding stormwater standards.

With that change made, member Rissi made a motion to approve the meeting minutes using the highlighted paragraph on page 2. Member Korstange seconded the motion. The motion was approved.

##### **ARTICLE 4: Disclose any Conflicts of Interest**

No conflicts were noted.

##### **ARTICLE 5: Acknowledge visitors and those wishing to speak**

No visitors were present.

## **ARTICLE 6: Review final draft of Map with Proposed Amendments**

Maps provided by Planner Hilbrands. He worked with REGIS staff to develop these two proposed zoning maps for our sub-committee. Consensus was that they were excellent maps.

There were four notes on the base plan that said "AC Sub 2". These should all be removed.

The Overlay B cross-hatch pattern needs to be shifted down slightly (about 1/8").

Motion to approve with noted changes made by member Rissi. Motion seconded by member Korstange. Motion approved.

Member Moxley requested that the aircraft noise contours (several red lines near runways) be removed. Director Hilbrands will check with REGIS staff person to see if that is possible.

## **ARTICLE 7: Discuss Sub-committee presentation to Planning Commission**

Member Rissi typed up the original document and sent it out to others for review. Member Moxley made format changes to make it easier to read. All agreed to use the later version for our review today. Member Moxley will save this version and continue updating with any changes we agree to today.

All agreed that the order listed for Options 1, 2 &3 was good and should remain as shown.

Member Korstange asked that when we send this out to Planning Commission members we include the current zoning plan for this area.

### **Option 1:**

- First sentence of first paragraph: **Maintain current master plan and future land use.**
- 1<sup>st</sup> Cons: We have not **directly asked the Cascade residents, thus far. However, based on non-formal comments,** we think they would say...
- 2<sup>nd</sup> Cons: Industrial zoning, whether Transitional or normal Industrial, allows a **wide variety of uses in this area. See attachments.**

### **Option 2:**

- 3<sup>rd</sup> Cons: Delete "as part of their retirement".
- 4<sup>th</sup> Cons: Again, this area has been **planned** for development **as Industrial** for over 20 years.
- 6<sup>th</sup> Cons: delete "in this area" from first sentence.

- 7<sup>th</sup> Cons: Change to “Potentially, this change allows for the most drastic changes to this area to happen in the future.”

### **Option 3:**

- 8<sup>th</sup> Pros: Delete this sentence entirely.
- 10<sup>th</sup> Pros: Delete “more so than the other options”
- 12<sup>th</sup> Pros: Revise second sentence to say “The other options would most likely be changed at a future date.”
- Add to Pros: “Increased tax base”
- Add to Pros: “Adds more jobs”
- Add to Pros: “Research has shown, and proven, there is a need for more Industrial zoned areas in the Grand Rapids region.”
- 3<sup>rd</sup> Cons: Change to “No heavy Industrial”
- Add a Summary statement: See draft of Chapter 14 Amendments for specific changes related to Option 3. If any option other than Option 3 is chosen, we need to have further discussions about changes.

The sub-committee presentation to the Planning Commission will be on Monday, February 6.

Sandra Kohorn will be asked to make her presentation to PC on Monday, January 30. She should go first before Ben Swayze.

Brian Hilbrands to send out the Overlay map to PC members after the January 30 meeting. At that meeting we need to encourage PC members to drive thru the area east of the Airport before the February 6 meeting so they are familiar with the current land use between Thornapple River Drive and M-6.

### **ARTICLE 8: Review language for Proposed Overlay District and Chapter 14 Amendments**

Provide most current proposed Overlay map in Chapter 14 packet.

Section 14.05, AC District Regulations, #2: “No more than 1 curb cut off of Thornapple River Drive, except as otherwise approved by the Planning Commission.” Brian Hilbrands to ask legal counsel Abdoo about this wording. The Airport will need more than one curb cut along Thornapple River Drive.

Section 14.08: Added the following “5. Any governmental buildings, offices, or other facilities including, but not limited to, law enforcement facilities and county Road Commission facilities.

### **ARTICLE 9: Goals of next sub-committee meeting**

Next meeting of the sub-committee will be on Monday, January 30. Legal counsel Abdoo will be present at that meeting.

### **ARTICLE 10: Any other business**

No issues were raised.

### **ARTICLE 11: Acknowledge visitors and those wishing to speak**

No visitors were present.

### **ARTICLE 12: Adjournment**

Motion made by member Korstange to adjourn. Motion seconded by member Moxley. Motion approved at 8:49 am.