

Minutes

Cascade Charter Township
Planning Commission
Monday, July 10, 2023
7:00 pm
2870 Jacksmith Ave SE

- ARTICLE 1.** Chair Noordyke called the meeting to order at 7:00 P.M.
Members Present: Noordhoek, Moxley, Noordyke, Engel, Rissi, Rowland
Members Absent: Richardson and Bruneau
Others Present: Planning Director Brian Hilbrands, Zoning Administrator (ZA) Madison Smith-Jacoby, and others 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 Rissi. Motion carried 6 to 0.
- ARTICLE 4. Disclose any conflict of interest**
There were no conflicts of interest disclosed.
- ARTICLE 5. Approve the Minutes of the June 19, 2023 Meeting**
Member Engel made a correction in Article 1 changing “Vice Chair Noordyke” to “Vice Chair Moxley”.
Member Engel wanted to include a question he asked in Article 11 where he inquired if any meat byproducts would be added to the composting, which the applicant said there would not be.
Motion was made by Member Engel to approve the June 19, 2023 meeting minutes with the proposed changes. Supported by Member Rissi. Motion carried 6 to 0.
- ARTICLE 6. Accept the Minutes from the AC Airport Commerce District Zoning Review Subcommittee**
Motion was made by Member Rowland to accept the AC Airport Commerce District Zoning Review Subcommittee minutes as written. Supported by Member Noordhoek. Motion carried 6 to 0.
- ARTICLE 7. Acknowledge visitors and those wishing to speak**
There was no one that wished to speak.
- ARTICLE 8. Case #23-3774/DeMeester**
Property Address: 2511 Sugar Creek

Requested Action: Seeking a Type I Special Use permit for an accessory building exceeding 832sqft.

ZA Smith-Jacoby presented the case and explained the applicant is looking to build a 1,014sqft accessory building in the ARC district. The height to midpoint of the structure will be 12ft and the location meets setback standards. The applicant has 11.8 acres so they are able to have up to three accessory buildings on their property. There is an existing driveway that will be utilized to access the structure.

Staff recommended approval of the Special Use Permit with the conditions listed in the packet.

Thomas DeMeester (2511 Sugar Creek) stated that he has agreed to the conditions.

Motion was made by Rissi to open public hearing. Supported by Member Engel. Motion carried 6 to 0.

There was no one that wished to speak.

Motion was made by Member Rissi to close public hearing. Supported by Member Engel. Motion carried 6 to 0.

Motion was made by Member Rissi to approve the Type I Special Use Permit for an accessory building exceeding 832sqft with the conditions listed in the packet. Supported by Member Engel. Motion carried 6 to 0.

ARTICLE 9. Case #23-3775/Bach-VanderVeen

Property Address: 7540 & 7550 Alaska Ridge

Requested Action: Seeking to rezone the properties from a PUD to the underlying R-1 Residential zoning district.

Planning Director Hilbrands presented the case explaining that the applicant is seeking to rezone the properties from a PUD to the underlying R-1 zoning. The applicant would like to add a third parcel, but the current language in the PUD only allows for two parcels. If the property were to be rezoned to R-1, the condominium would dissolve, resulting in one new unplotted parcel that would have the ability to be split into four parcels. Alaska Ridge is a legal non-conforming street that does not meet the private street ordinance standards. If approved, and the applicant wished to split the new unplotted land into more than two parcels, they would have to upgrade the street or apply for a private street exception.

Staff recommended forwarding a positive recommendation to the Township Board for the rezoning of 7540 and 7550 Alaska Ridge from PUD to R-1 zoning.

Member Rowland asked what type of development would be going in. Planning Director Hilbrands said the land would be used for single-family homes.

Scott Vanderveen (7550 Alaska Ridge) said his mother-in-law purchased the 10-acre property 29 years ago and wishes to split the land for other family members.

Motion was made by Member Engel to open public hearing. Supported by Member Rowland. Motion carried 6 to 0.

Chuck Heckman (7475 Alaska Ridge) is a neighbor and supports this change. He expressed concern that there would be major changes made to the private street, as he enjoys the curves and natural feel of the road.

Motion was made by Member Engel to close public hearing. Supported by Member Moxley. Motion carried 6 to 0.

Member Rissi inquired about the 66ft easement to the south of the property. Drew VanderVeen, the applicant's son, explained the easement was originally a planned drive to serve unit 2 within the PUD, but said it's not in use. Member Rissi mentioned that the easement may need to be reviewed if they apply for a private street exception.

Member Rissi noted that the plan shows an easement for a walk and dock, and inquired about what parcels have access to the easement. He noted that staff will need to consider the requirements of the Keyhole section of the zoning ordinance when reviewing any potential lot split, and if the new lots will have access to the river.

Motion was made by Member Engel to support Staff's recommendation for approval of the rezoning of the approximately 10.4 acres from PUD or R-1 residential. Supported by Member Rissi. Motion carried 6 to 0.

ARTICLE 10. Case #23-3765/Redwater Group

Property Address: 1600 Galbraith Ave

Requested Action: Consider recommendation to the Township Board for PUD Ordinance amendment to allow for a cigar bar as a permitted use at the clubhouse building.

Planning Director Hilbrands stated the Planning Commission recently awarded preliminary approval to the proposed ordinance amendments allowing for an indoor cigar bar. The amendment to the PUD ordinance has been drafted to reflect the preliminary approval, and requires a recommendation be made to the Township Board.

Motion was made by Member Engel to recommend approval to the Township Board for the PUD amendment allowing for an indoor cigar bar as a permitted use. Supported by Member Rowland. Motion carried 6 to 0.

ARTICLE 11. Review of Proposal from McKenna to assist with Master Plan Update

Planning Director Hilbrands said that Township leadership wanted to ensure the Master Plan is in alignment with the goals of the Strategic Plan. McKenna will assist with the Master Plan review and provide recommendations for items needing amendments. They will be reviewing goals and priorities to make sure they are accurate, looking at the future land use map, and will be reviewing appropriate densities and types of development for different areas in the Township.

Motion was made by Member Rissi to move forward with McKenna’s proposal to assist with the Master Plan updates. Supported by Member Noordhoek. Motion carried 6 to 0.

Planning Director Hilbrands noted that he will send out the required “notices of intent” to amend the master plan that are required to begin the process.

Chair Noordyke noted that density is an issue that the Township Board has requested the Planning Commission to look into.

ARTICLE 12. Update from AC District Zoning Review Subcommittee

Member Rissi gave an update and reviewed the proposed amendments to the Zoning Ordinance. He said the subcommittee narrowed its focus on the airport property, as opposed to a broader area. Referencing the map located in the meeting packet, overlay C was agreed to be an area not needing excessive regulation and the airport is not required to submit Site Plan Reviews for projects within that area.

A few members expressed concern about a hotel potentially being built along Patterson Avenue near the airport.

Chair Noordyke emphasized the importance of maintaining transparency with airport personnel and hoped for mutual cooperation.

Member Moxley offered to compile notebooks containing documents related to the airport matter for Township Board Members.

Planning Director Hilbrands stated that the proposed zoning amendments would now be noticed for a public hearing at the next available Planning Commission meeting.

ARTICLE 13. Old Business

Motion was made by Member Engel to form the Farmland Preservation Committee with Member Rissi as the Chair. Supported by Member Moxley. Motion carried 6 to 0.

ARTICLE 14. Any Other Business

There was no other business discussed.

ARTICLE 15. Acknowledge visitors and those wishing to speak

There was no one that wished to speak.

ARTICLE 16. Adjournment

Motion was made by Member Rissi to adjourn the meeting. Supported by Member Engel. Motion carried 6 to 0. The meeting adjourned at 8:02 P.M.

Respectfully submitted,

Joe Engel, Secretary