

Minutes

Cascade Charter Township
Planning Commission
Monday, August 21, 2023
7:00 pm
2870 Jacksmith Ave SE

- ARTICLE 1.** Vice Chair Moxley called the meeting to order at 7:00 P.M.
Members Present: Noordhoek, Richardson, Moxley, Engel, Rissi, Bruneau, Rowland
Members Absent: Noordyke
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 Rissi to approve the current agenda. Supported by Member Engel. Motion carried 7 to 0.
- ARTICLE 4. Disclose any conflict of interest**
There was no conflict of interest disclosed.
- ARTICLE 5. Approve the Minutes of the August 7, 2023 Meeting**
Member Bruneau noticed a few errors in the public comment section of Article 7 seeking to correct Glenn Turek’s address to “7199 Mooring Heights” and in the last sentence of his statement “capping” was misspelled. He also noted that Mike “Kasmauskis” was spelled incorrectly and he wished to have that changed throughout the minutes. Member Bruneau wanted his comment in the first sentence on page 5 to be more specific and include reference to legal counsel’s letters and emails.
Member Richardson corrected a comment he made on page 4 to change “especially for young adults” to “for young professionals”.
Motion was made by Member Engel to approve the August 7, 2023 meeting minutes with the proposed changes. Supported by Member Rissi. Motion carried 7 to 0.
- ARTICLE 6. Acknowledge visitors and those wishing to speak**
There was no one that wished to speak.
- ARTICLE 7. Case #23-3785/Kluce**
Property Address: 8189 Ashwood Dr
Requested Action: Seeking a Type 1 Special Use permit for an accessory building exceeding 832sqft.

ZA Smith-Jacoby presented the case and explained the applicants have previously been approved for the accessory building, but were unable to start construction within a year. The plans are the same consisting of a 1,260sqft structure with a height to midpoint of 14ft that includes a 14X30 enclosed patio. The applicants meet all setback requirements and have a 1.9-acre parcel size. ZA Smith-Jacoby said that there will be no impact on neighbors and the applicants are utilizing the accessory building for a pool house and extra storage.

Staff recommended approval of the Type 1 Special Use permit.

Member Rissi suggested including meeting minutes for repeat cases.

Rachel Kluce (8189 Ashwood Dr) said there was a delay in the project to care for her mother-in-law.

Motion was made by Member Rissi to open public hearing. Supported by Member Noordhoek. Motion carried 7 to 0.

There was no one who wished to speak.

Motion was made by Member Rissi to close public hearing. Supported by Member Engel. Motion carried 7 to 0.

Motion was made by Member Rissi to approve the Special Use permit with Staff conditions. Supported by Member Engel. Motion carried 6 to 1.

ARTICLE 8. Master Plan Amendments

Danielle Bouchard with McKenna explained they have been involved with the township for a few years now regarding the Strategic Plan, implementation of DDA projects, and now a review of the Master Plan.

Upon review of the Master plan, Bouchard and her team compiled a list of recommended amendments. During the Strategic Plan process, there was significant public engagement and the Master Plan may require revisions to align with community preferences expressed in that public engagement. The 2019 Master Plan consisted of 4 major themes including neighborhoods and partnerships, sustainability and environment, economy and innovation, and transportation and mobility. The proposed themes are similarly related, but are more in alignment with what the community is seeking. Consistently across the board, resident's highest priority is the downtown village area followed by management and preservation, Parks and trails, and roads and streets.

Member Noordhoek asked what the defined village area is and Bouchard responded that there is an upper village around the area where the library is located and the lower village by the intersection of Cascade Road and 28th Street.

Members questioned whether there was a legal "village" of Cascade with a defined boundary and proper zoning. Bouchard stated that although the term "village" is used, they are actually referring to creating a bikeable, walkable, mixed-use atmosphere with

shopping and retail, not a legal village. McKenna has been collaborating with the DDA to add the above features to Thornapple Plaza, with aim to connect Old 28th Street and the upper village in some way as well.

Member Bruneau mentioned that he would like to see a map of where the village area is.

Bouchard gave general recommendations for the Master Plan including the creation of a goals and objectives section with a separate implementation plan for action items and projects. Having a hard copy of the Master Plan would also be helpful for mark ups and potential rezoning.

Member Rissi aimed to align the Master Plan, Future Land Use Plan, and zoning ordinances to avoid discrepancies in zoning terminology during amendments of the Master Plan. Bouchard said there are plans to create a comprehensive document relating the Future Land Use Plan and zoning documents together.

Bouchard provided a table graphic located in the meeting packet to showcase the 4 current themes in the 2019 Master Plan and project statuses, as well as McKenna's 2023 recommendations.

Member Richardson mentioned how he would like to see a recommendation for freight and rail, since heavy semi-trucks travel on several roads they should be redirected from.

Bouchard stated that the next task will be to provide more detailed designations in the Future Land Use Plan along with an updated zoning plan.

Member Rissi made note that "Thornapple Plaza" should be referred to as the "Thornapple Center", since that is the title of the PUD.

ARTICLE 9. Old Business

There was no old business to discuss.

ARTICLE 10. Any Other Business

- **Michigan Association of Planning Annual Conference** – Planning Director Hilbrands noted that this is an annual conference consisting of educational training for planning professionals, and is also available for Planning Commission members.
- **Rescheduling November 6 Meeting** – Planning Director Hilbrands noted that there is an election conflict with the November 6 meeting, so the meeting date will be moved to either the previous or following week.

Member Richardson requested that someone examine the website containing the township's Master Plan for possible integration into the main website.

Member Moxley noted that the Farmland Preservation Subcommittee of the Planning Commission had their first meeting on August 17.

ARTICLE 11. Acknowledge visitors and those wishing to speak.

There was no one that wished to speak.

ARTICLE 12. Adjournment

Motion was made by Member Rissi to adjourn the meeting. Supported by Member Engel. Motion carried 7 to 0. The meeting adjourned at 8:30 P.M.

Respectfully submitted,

Joe Engel, Secretary