

MINUTES
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, June 16, 2025
6:00PM
2870 JACKSMITH AVE SE

ARTICLE 1. Chairman Rowland called the meeting to order at 6:00 pm.
Members Present: Rowland, Madiol, Korstange, Cribbs, Kraemer
Members Absent: None
Others Present: Community Planning and Development Director Andrea Hendrick, Legal Counsel Laura Genovich of Foster Swift, Planning Assistant Nick Govan 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 Treasurer Korstange to approve the Agenda. Supported by Member Cribbs. Motion carried unanimously.

ARTICLE 4. Disclose any Conflict of Interest

There were no conflicts of interest.

ARTICLE 5. Approve the Minutes of the June 2, 2025, Meeting

Motion was made by Treasurer Korstange to approve the June 2, 2025 Meeting minutes. Supported by Vice Chair Kraemer. Motion carried unanimously.

ARTICLE 6. Acknowledge visitors and those wishing to speak.

There was no one wishing to speak.

ARTICLE 7. Case #23-3780 – Public Hearing
Applicant: Cascade Charter Township

Requested Action: A recommendation to the Township Board to ratify amendments to the Township Zoning Ordinance and Zoning Map regarding the Airport Commerce (AC) Zoning District and Overlay Districts A, B, and C.

Legal Counsel Laura Genovich presented the case, explaining that the Planning Commission was being asked to recommend ratification of amendments that were previously approved in 2023. She provided background that the 2023 amendments followed approximately 25 subcommittee meetings and work that started in mid-2022. These amendments related to airport property overlay zones, changing from previous sub zones one and two to new Overlays A, B, and C with different uses permitted in each to better regulate and protect the surrounding area.

Legal Counsel explained that there have been two lawsuits, one by the airport and more recently one by a property owner within an Overlay district. One allegation in the lawsuit is that the notice for the original 2023 amendments was not properly done. The allegation states that the notice described the amendments only as text amendments and not as a rezoning or zoning map amendment, alleging that because it dealt with Overlays, it should have been noticed as a map amendment.

Legal Counsel stated that while the Township denies it was done improperly, to eliminate that issue from the lawsuit, the recommendation is to provide new notice and do it again so that if there was a defect or deficiency, it would be corrected. Treasurer Korstange requested that when a motion is made, the Commission add to Overlay A that cell phone towers are an allowable special use. Chairman Rowland asked why they should be allowed in Overlay A. Treasurer Korstange responded that the area between the airport and I-96 highway would be ideal for cell phone towers since it's right next to the highway.

Legal Counsel clarified that cell phone towers would have to meet FAA requirements separately from the township's requirements, and the proper terminology would be wireless communication facilities as a special land use.

Motion was made by Chairman Rowland to open public hearing. Supported by Vice Chair Kraemer.

Motion carried unanimously.

There was no one wishing to speak.

Motion was made by Chairman Rowland to close public hearing. Supported by Vice Chair Kraemer.

Motion carried unanimously.

Motion was made by Chairman Rowland to recommend the adoption of an ordinance to ratify the Amendment of case number 23-3780 in 2023 with the following additions:

- **Add Wireless Communication Facilities as a Special Use in Overlay A.**

Supported by Vice Chair Kraemer.

Motion carried unanimously.

ARTICLE 8.

Case #25-3892

Applicant: Cascade Charter Township

Requested Action: Set Public Hearing for Draft Zoning Ordinance.

Community Planning & Development Director Hendrick presented the request to set a public hearing for the draft zoning ordinance. She explained that the subcommittee has been working incredibly hard on this for the last six to eight months and they are ready to present it internally. She noted they have been working with various Township departments to ensure it's ready for a public hearing on July 21, 2025.

Director Hendrick explained the timeline, noting that the draft would be distributed internally for review in the next week until the beginning of July, at which point it would be published and public notice sent out for the public hearing.

Treasurer Korstange provided extensive background on the subcommittee process, noting they felt much more confident about the July 21st date compared to their previous meeting. She explained they had received a semi-final draft before their last subcommittee meeting and would meet again June 17th, with another meeting available on June 24th if needed. She noted the Planning Commission would have close to four weeks to review the document before the meeting.

Director Hendrick emphasized that this represents a culmination of a two-year process that began with creating a strategic plan adopted in 2022 with significant

community engagement. The land use element was adopted in the master plan in 2024. She noted this zoning ordinance integrates everything the Planning Commission has discussed regarding preservation, controlled development, and preserving the character of Cascade.

Treasurer Korstange expressed excitement about the process and emphasized she hopes to hear public comments at both the Planning Commission and Board levels to understand whether people want certain changes and to hear their thoughts and ideas.

Motion was made by Chairman Rowland for Case Number 25-3892 to set public hearing for the July 21 2025 Planning Commission meeting. Supported by Member Madiol. Motion carried unanimously.

ARTICLE 9. Acknowledge visitors and those wishing to speak.

There was no one wishing to speak.

ARTICLE 10. Other Business

There was no other business.

ARTICLE 11. Adjourn

Respectfully submitted,

Andrea Hendrick, Community Planning and Development Director, Recording Secretary