

**CASCADE CHARTER TOWNSHIP
PLANNING COMMISSION**

**MONDAY, April 21, 2025
6:00 PM**

ARTICLE 5.

Approve the Minutes of the April 7, 2025 Meeting.

MINUTES
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, April 7, 2025
6:00 pm
2870 Jacksmith Ave SE

- ARTICLE 1.** Chair Rowland called the meeting to order at 6:00 pm.
- Members Present: Korstange, Kraemer, Rowland, Cribbs, Madiol
Members Absent: None
- Others Present: Community Planning and Development Director (Director) Andrea Hendrick, Planning & Zoning Administrator Ryan Sennett, Legal Counsel (LC) Leslie Abdoo of Foster Swift, Planning Administrative 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 Vice Chair Kraemer to approve the current agenda. Supported by Treasurer Korstange. Motion carried 5 to 0.**
- ARTICLE 4. Disclose any Conflict of Interest**
- There were no conflicts of interest disclosed.
- ARTICLE 5. Approve the Minutes of the March 10, 2025 Meeting.**
- Treasurer Korstange provided a correction that needed addressing:
Article 7. Incorrect property address “7320 Whispering Ridge Dr” corrected to “1701 Spaulding Ave SE”.
- Motion was made by Vice Chair Kraemer to approve the minutes of the March 10, 2025 meeting with the edits provided. Supported by Treasurer Korstange. Motion carried 5 to 0.**
- ARTICLE 6. Acknowledge visitors and those wishing to speak.**
- There was no one wishing to speak.
- ARTICLE 7. Case #25-3880 – Public Hearing**
- Applicant:** Bruce Wright (Shaggy Pines Dog Park)
Property Address: 3895 Cherry Lane SE
Parcel Number: 41-19-23-100-008
Requested Action: Amendment to previously approved site plan for a Type I Special Use Permit for an accessory building over 832 square feet.
- Community Planning and Development Director Hendrick presented the case, explaining that this hearing was procedural in nature. The applicant had previously received approval for an accessory building but was now requesting to move the building from the south side of the property to a more central location. Director Hendrick noted that the footprint remains the same and the new location would not require removal of any trees. She recommended approval of the amendment.
- Bruce Wright, the applicant, presented his request explaining that the new location works better with existing infrastructure including the septic system, for which they now have health department approval. He noted that the soil erosion

permit had been obtained from the road commission, and the new location is farther from property lines. He confirmed the building footprint remains unchanged.

Treasurer Korstange inquired about the conditions from the previous approvals, noting that these should be included in any new motion to ensure all conditions remain in effect. Community Planning and Development Director Hendrick confirmed that the draft motion in the staff review referenced the previous case numbers and conditions. She also confirmed that the minutes would include the full conditions from the previous case.

Motion was made by Treasure Korstange to open public hearing. Supported by Vice Chair Kraemer. Motion carried 5 to 0.

There was no one wishing to speak.

Motion was made by Chair Rowland to close public hearing. Supported by Member Cribbs. Motion carried 5 to 0.

Motion was made by Vice Chair Kraemer to APPROVE Case Number 25-3880, an amendment to the site plan associated with a special use approval for an accessory building over 832 square feet located at 3895 Cherry Lane SE, with the following conditions:

1. All outdoor lighting shall comply with requirements of the Township Ordinance.
2. All stormwater runoff shall be retained on site.
3. The site meets all the Township Engineer's requirements.
4. The accessory building shall only be utilized for accessory activities, incidental to the principal use, and shall not be used as a residential dwelling.
5. The existing trees on the site remain for screening except as shown on the site plan.
6. The lighting on the site is downcast and turned off at 9:00 pm.
7. Privacy fencing be used to block the view from the two homes on Cherry Lane.
8. The fence be setback 25 feet from the property line.
9. The applicant receives permits and approvals for all required construction activities from the Township Planning Department and Building Department.
10. The general rules and regulations as documented in the application regarding keying of gates, refuse pickup, and vaccinations shall be the baseline. If any of those changes including hour of operations, they must come back before the Planning Commission for approval.
11. The applicant agrees to alert Staff with site plan alterations in any way.
12. There shall be no boarding on parcel 41-19-23-100-008.

**Supported by Treasurer Korstange.
Motion carried 5 to 0.**

ARTICLE 8.

Case #25-3881

Applicant: Cascade Charter Township

Property Address: 1701 Spaulding Ave SE

Parcel Number: 41-19-06-327-016

Requested Action: Zoning Map Amendment from PUD-97 to ARC (Agricultural Rural Conservation).

Community Planning and Development Director Hendrick presented the case for rezoning 1701 Spalding Avenue. She explained that PUD-97 was approved in 2017, but many of the requirements were never fulfilled, and the PUD had expired. After consultation with legal counsel, the recommendation was to revert the property back to its original ARC zoning to provide a clean slate for any future development.

Director Hendrick noted she had spoken with the property owner who lives in Arizona and requested that the Planning Commission wait until May for their recommendation to the Board. She clarified this rezoning was procedural in nature and did not approve any development on the site.

Chair Rowland confirmed that this action would simply revert the property to its original zoning, and any future development would still require Planning Commission approval.

Motion was made by to Chair Rowland to open public hearing. Supported by Treasure Korstange. Motion carried 5 to 0.

AJ Busharah (4810 Cavalcade Dr SE) stated he supports rezoning the property back to ARC, also requesting two conditions be put in place if possible. First, he requested the removal of a 729-foot paved path constructed between his property and his neighbor's property. He showed photos of the path and explained it separates their yards and has received no maintenance. Second, he requested termination of an easement established between the landowner and Graystone Homes, as the landowner has not maintained the path as required. He also requested that the township enforce performance guarantees on any future development to ensure significant tree planting along the border with neighboring properties.

Bill Bos (1674 Spaulding Ave SE) inquired about township property ownership in the area and confirmed that a county drain runs through the property. Staff clarified which property nearby was township property.

Motion was made by Chair Rowland to close public hearing. Supported by Treasure Korstange. Motion carried 5 to 0.

Chair Rowland inquired about legal options for addressing the pathway issue. Legal Counsel Abdo explained she would need to review the easement to determine what rights the township might have, noting that typically the township cannot force termination of an easement between private property owners. She advised that future development approvals could include conditions regarding maintenance of the path.

Legal Counsel Abdo also addressed concerns about financial surety for erosion control, noting that the current ordinance requires only a \$200 deposit which is insufficient for the correction of tree removal and earth moving work that had already been done. Treasurer Korstange added that the current Township Board and Planner have been working to establish more appropriate surety bonds to ensure completion of projects and compliance with requirements.

Treasurer Korstange commented that this rezoning was essentially a formality, noting after reviewing the legal recommendations that since the PUD is already null and void, this process simply puts the property back to its original zoning designation to ensure it has proper labeling for future reference.

Legal Counsel Abdoos further supported this, explaining that the Township Board directed the Planning Commission to pursue this rezoning because maintaining an expired PUD designation would create confusion for any future development applications. She explained that unlike conditional rezoning, PUDs do not automatically revert to their original zoning designation upon expiration. Therefore, following the Michigan Zoning Enabling Act, this formal rezoning process was necessary to provide a clean slate for future development proposals.

Motion was made by Treasure Korstange to recommend the rezoning of 1701 Spaulding Ave from Cascade One PUD to ARC: Agricultural Rural Conservations based on the following findings:

- 1. The Township Board approved the rezoning of the subject parcel on November 1, 2017.**
- 2. The applicant failed to fulfill the requirements of the PUD.**
- 3. The applicant did not commence construction within a year or seek an extension from the Township Board.**
- 4. The Township Board, by resolution, requested the rezoning.**

**Supported by Vice Chair Kraemer.
Motion carried 5 to 0.**

ARTICLE 10. Acknowledge visitors and those wishing to speak.

There was no one wishing to speak.

ARTICLE 11. Other Business

There was no other business.

ARTICLE 12. Adjourn

Motion was made by Treasure to adjourn. Supported by Vice Chair Kraemer, Motion carried 5 to 0. The meeting adjourned at 6:40 pm.

Respectfully submitted,

Andrea Hendrick, Community Planning and Development Director, Recording Secretary

**CASCADE CHARTER TOWNSHIP
PLANNING COMMISSION**

**MONDAY, April 21, 2025
6:00 PM**

ARTICLE 7.

Case #25-3883

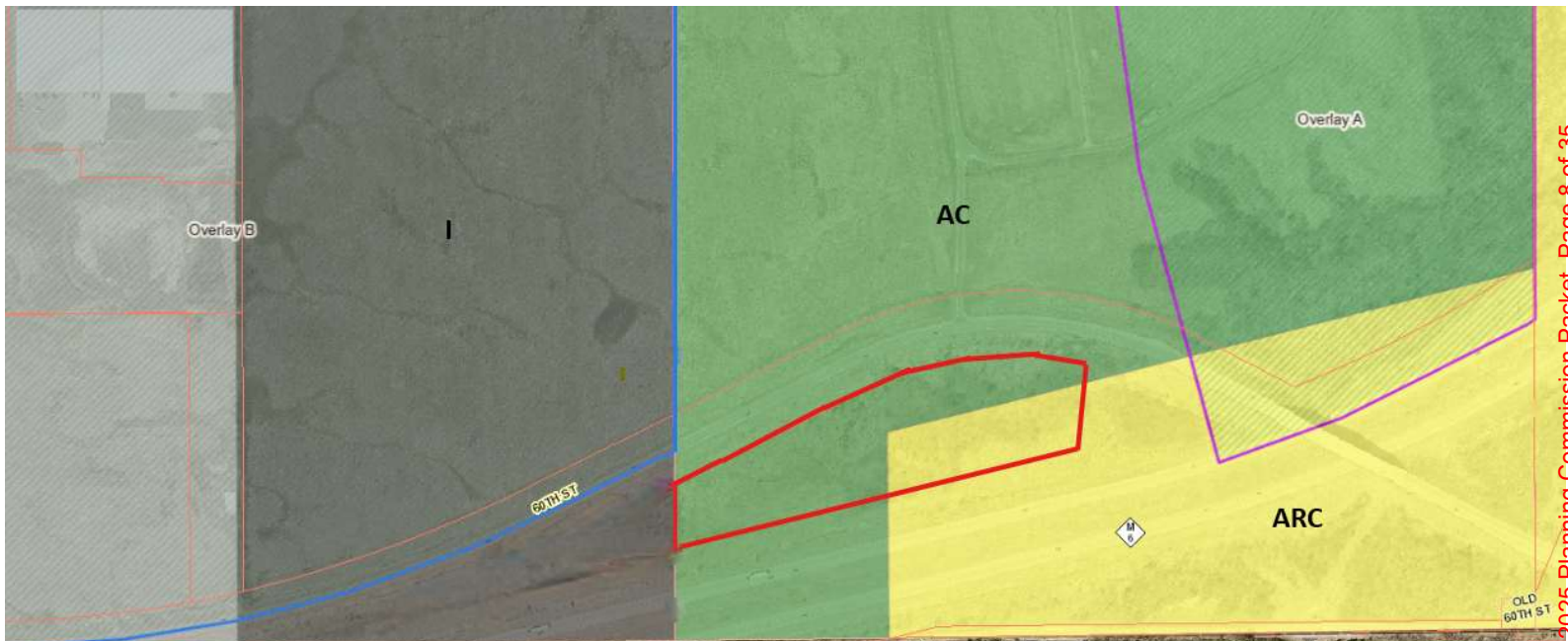
Applicant: Tony Bonnema, W.M. Brick & Stone, LLC

Property Address: 6103 60th Street SE

Parcel Number: 41-19-32-400-018

Requested Action: Set Public Hearing for a request for a Conditional Rezoning from AC – Airport Commercial and ARC – Agriculture Rural Conservation to I – Industrial.

PARCEL & ZONING MAP





CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE • Grand Rapids, MI 49546

CONDITIONAL REZONING STAFF REPORT

STAFF REPORT: Case #25-3883
REPORT DATE: April 16, 2025
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: April 21, 2025
PREPARED BY: Andrea Hendrick, Planning Director

APPLICATION SUMMARY:

APPLICANT: Tony Bonnema, WM Brick & Stone

ADDRESS: 6103 60th Street SE

PARCEL NUMBERS: 41-19-32-400-018

REQUESTED ACTION: Set a public hearing for a Conditional Rezoning from AC- Airport Commercial and ARC – Agriculture Rural Conservation to Industrial with Specific Conditions proposed by the applicant.

REQUIREMENTS: Chapter 13: Industrial Zone District
Section 17.07.i. Special Use: Private Contractor Storage Yards
Section 18.13: Height, Lot Area, and Building Placement Standards
Chapter 19: Access, Parking, and Loading
Chapter 20: Landscaping and Greenbelt Provisions
Section 21.05 Required Site Plan Information
Section 25.04 Amendment Procedures

EXISTING ZONING : AC, Airport Commerce (west) and
ARC, Agriculture Rural Conservation (east)

GENERAL LOCATION: The subject property is located on the south side of 60th Street, immediately south of the Airport proper and north of M-6.

PARCEL SIZE: Approximately 8.8 acres

EXISTING LAND USE: Vacant

ADJACENT PROPERTIES: N: AC Gerald R. Ford Airport
W: I Vacant (MDOT owned)
S: ARC M-6 and office land uses south of M-6
E: ARC Vacant (MDOT and County-owned)

PROPERTY HISTORY:

The subject property is split zoned, with AC, Airport Commerce zoning to the west and ARC, Agriculture Rural Conservation zoning to the east. The site is currently vacant and does not have any prior history of development. Many of the surrounding properties are owned by MDOT because the subject site has frontage on M-6 to the south. The site currently has heavy vegetation with mature growth trees and grasses.

Case #24-3837

5-20-2024 Planning Commission Basic Plan Review:

The current project was presented to the Planning Commission on May 20, 2024, as Basic Plan Review to determine if the Planning Commission would consider the proposed use appropriate for the site.

- At that time, the Planning Commission was in the process of rewriting the Master Plan.
- The draft Future Land Use Map at that time designated this parcel as Airport Zone.
- The goal of the basic plan review was to allow the applicant to have a more informal conversation with the Planning Commission in advance of the adoption the Master Plan and Future Land Use Map.
- The Planning Commission discussed the proposed project and determined that the project was incompatible with previous discussion and vision for industrial in that area.
- The Planning Commission chose not change the draft the Future Land Use Map based on the applicants request.

PROPOSED REQUEST

The applicant would like to use the subject site to sell, store, and display hardscaping materials on the west portion of the subject site. The applicant has applied for a Conditional Rezoning, Special Use, and Site Plan review consecutively. At this point the applicant has not provided adequate information to clearly identify how the proposed submissions meet the general requirements of the Zoning Ordinance and Specific Special Use requirements for private contractor storage and service yard and outdoor storage of equipment and materials.

SECTION 21.03.03: Site Plan Procedure for Approvals Including Rezoning

“If rezoning of the land is required to allow the proposed development or use of the property as provided for in the site plan, a concept approval of the site plan by the Township Planning Commission shall be considered contingent upon rezoning of the subject property by the Township Board; such concept site approval shall not be construed as any assurance of such rezoning nor shall it be binding on the applicant if the rezoning is approved.”

If the applicant provides conditions that the Township Board determines are acceptable, and subsequently Conditionally Rezone the property, the applicant will then come back to the Planning Commission for Special Use and Site Plan Approval. Therefore, the approval process for the proposed request will require multiple hearings.

TIMELINE

The timeline below assumes that the applicant meets all the requirements for approval and does not factor delays in the process.

- **2025-04-21 Planning Commission Review – Set Public Hearing**
- 2025-05-19 Planning Commission Public Hearing – Recommendation
- 2025-05-28 Township Board Ordinance Introduces Conditional Rezoning

- 2025-05-28 Township Board Ordinance Adopts Conditional Rezoning
- 2025-06-16 Planning Commission Site Plan Review & Special Use Public Hearing
- 2025-06-25 Township Board Special Use Approval

CONDITIONAL REZONING

The applicant’s request for a Conditional Rezoning for the subject property is unique. The Cascade Charter Township Zoning Ordinance does not have specific procedural standards for Conditional Rezoning that are different from other Rezoning requests. However, the Michigan Zoning Enabling act allows applicants to request the rezoning of a property with voluntary restrictions.

Michigan Zoning Enabling Act (Act 110 of 2006) Section. 405

- (1) An owner of land may voluntarily offer in writing, and the local unit of government may approve, certain use and development of the land as a condition to a rezoning of the land or an amendment to a zoning map.*
- (2) In approving the conditions under subsection (1), the local unit of government may establish a time period during which the conditions apply to the land. Except for an extension under subsection (4), if the conditions are not satisfied within the time specified under this subsection, the land shall revert to its former zoning classification.*
- (3) The local government shall not add to or alter the conditions approved under subsection (1) during the time period specified under subsection (2) of this section.*
- (4) The time period specified under subsection (2) may be extended upon the application of the landowner and approval of the local unit of government.*
- (5) A local unit of government shall not require a landowner to offer conditions as a requirement for rezoning. The lack of an offer under subsection (1) shall not otherwise affect a landowner's rights under this act, the ordinances of the local unit of government, or any other laws of this state.*

Most Notable, in a conditional rezoning the Township may not add or alter the conditions voluntarily offered by the applicant.

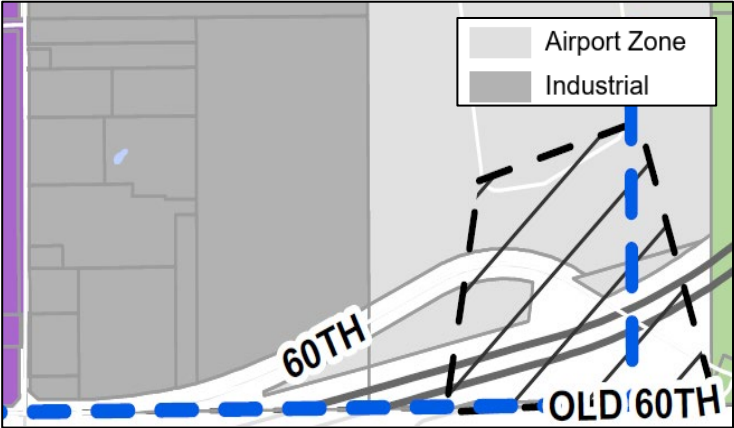
Typically, with Conditional Rezonings, the owner-imposed conditions are narrow and restrictive enough to create situations where an otherwise unsuitable parcel is compatible with the adjacent properties. This a legal agreement between the Township and land owner and is a tool that can help landowner and the Township to facilitate quality development that would not otherwise be viable.

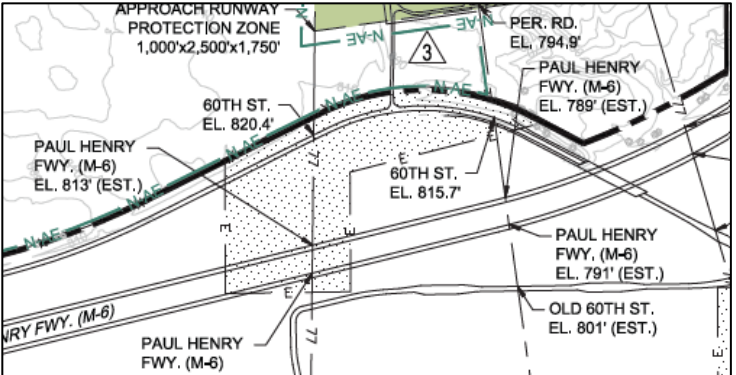
The request as presented is very broad in comparison to a typical Conditional Rezoning request. In this case the applicant has provided a list excluding a number of uses from the subject property. Below is a list of the remaining uses allowed on the property if the Township Board granted the Conditional Rezoning of the property.

Remaining Industrial Uses Presented by the Conditional Use Application	
Use Permitted by Right	Use Permitted by Special Use
"A" Grouping Basic Manufacturing: Manufacturing, compounding, processing and/or fabrication of the following materials provided that any structure used therefor shall not be located less than four hundred (400) feet from any residential district or use:	Contractor's yards
Agricultural products	Parking and/or storage yards for motor vehicles
Food and kindred products	Trucking freight terminal and yards
Wood and wood products, including sawmills and planing mills	Free standing office buildings located on substandard parcels or lots in existence prior to the effective date of this Ordinance.
Metals and metal products, including metal plating	Temporary cement or asphalt batch plants
Textile mill products	Billboard signs as provided in the Cascade Charter Township Sign Ordinance.
Apparel and similar products	Commercial composting operations
"B" Groupings - Non-Basic Manufacturing: Facilities for manufacturing, processing fabrication, packaging treating or assembling from previously prepared materials provided that any structure used therefor shall be located not less than two hundred (200) feet from any residential district or use:	Antenna tower and masts for cellular phone and other personal communication services
Prefabricated structural wood products, containers and lumber yards	Uses determined by the Planning Commission to be similar
Furniture and fixtures	
Building trades contractors	
Warehousing and general storage	
Truck and trailer and heavy equipment sales, leasing and rental	
Mini warehouses and self-storage	
Wholesale establishments	
Retail sales (incidental to the primary use)	
Offices (incidental to industrial use)	
Churches	

REZONING REVIEW PROCESS

A rezoning of a property must hold a public hearing in accordance with the Michigan Zoning Enabling act. When the public hearing is complete, the Planning Commission must consider the appropriateness of all remaining uses proposed by the applicant using the following factors:

PLANNING COMMISSION CONSIDERATIONS	FINDINGS
<p>1) Whether a proposed land use change is consistent with the goals, objectives, policies, and intent of the Cascade Charter Township Master Plan;</p>	<p>The proposed rezoning is not consistent with the Master Plan’s Future Land Use Map, which designates the property as “Airport Zone.” This designation emphasizes low intensity airport-related commerce, office, and transitional commercial activity, not general industrial or contractor yard uses.</p>  <p>As mentioned above, the subject property was reviewed by the Planning Commission in May of 2024 to determine if Industrial was appropriate for the the future land use.</p> <p>The Planning Commission found that Industrial was not appropriate for the following reasons:</p> <ul style="list-style-type: none"> • Lack of access to utilities • A clear community desire to prevent the negative impacts of industrial creep east of the airport <p>The Future Land Use designation of the property is one of the most challenging factors to overcome when determining the appropriateness of Rezoning.</p>

<p>2) Whether a proposed land use change meets or exceeds all performance and locational standards set forth for the proposed use;</p>	<p>The application and associated documents do not provide adequate information to determine compliance with all performance and location standards set forth for the presented uses in the Industrial Zone District. The lack of public water and sewer infrastructure to the site poses legitimate concern considering the broad range of industrial uses offered by the applicant.</p>
<p>3) Whether a proposed land use change is consistent with the densities, intensities, and general uses set forth in the Cascade Charter Township Master Plan;</p>	<p>The current Future Land Use designation is Airport Zone and this is due to its relative location to the north south runway. A portion of the property is located in the Airport Safety Zone which has limitations on obstructions for the primary purpose of the protection of people and property on the ground. Additionally, the Airport Layout Plan dated 2/10/2023 indicates that the subject parcel contains an aviation easement over much of the property. Given the broad nature of the current request, staff finds that the Conditional Rezoning does not demonstrate that the proposed change will be consistent with the densities, intensities, and general uses set forth in the Cascade Charter Township Master Plan, or even how the proposed changes could bring a parcel with limited uses constraints unrelated to the current Zoning could make the more consistent with the Master Plan.</p>  <p>The diagram is a technical site plan showing a section of Paul Henry Freeway (M-6) and its intersection with 60th Street. Key features include: <ul style="list-style-type: none"> An 'APPROACH RUNWAY PROTECTION ZONE' measuring 1,000' x 2,500' x 1,750' at the top of the plan. 'PAUL HENRY FWY. (M-6)' running horizontally across the middle. '60TH ST.' crossing the freeway at two points, with elevations of 820.4' and 815.7'. 'PER. RD. EL. 794.9'' and 'PAUL HENRY FWY. (M-6) EL. 789' (EST.)' at the top right. 'PAUL HENRY FWY. (M-6) EL. 791' (EST.)' and 'OLD 60TH ST. EL. 801' (EST.)' at the bottom right. 'PAUL HENRY FWY. (M-6)' also labeled at the bottom left. A green shaded area labeled 'N-A-E' and a triangle with the number '3' are also present. </p>
<p>4) Whether a proposed land use change will protect, conserve or preserve environmentally critical areas and natural resources;</p>	<p>The southeastern portion of the parcel is located within the ARC – Agricultural/Rural Conservation zoning district, which prioritizes the preservation of natural features, rural viewsheds, and low-impact development. While the applicant is not proposing development to this section of the parcel, restriction of industrial development is not presented as a condition of the rezoning. Again, given the broad range of industrial uses proposed by the applicant, the proposed application, at best, does not provide sufficient evidence to indicate how the request will protect, conserve or</p>

	preserve environmentally critical areas and natural resources.
5) Whether a proposed land use change will be compatible with the existing or planned uses and not cause damage, hazard, nuisance, or other detriment to persons or property;	Again, the application as proposed is very broad regarding by right industrial uses. Staff finds that, given the current and planned uses in the surrounding area, the Conditional Rezoning as proposed would more likely than not cause damage, hazard, nuisance or other detriment to surrounding persons and properties by allowing multiple intense industrial uses by right and stripping the Township of the ability to add or alter conditions to the approval at a later time.
6) Whether the location of a proposed land use change places an undue burden upon existing transportation or other services and facilities and will be served by streets with the capacity to carry traffic generated by the development;	As mentioned above, the broad nature of the request, the impact on existing transportation or other services and facilities cannot be determined because many of the uses offered by the applicant have differing levels of impact that would likely not be appropriate for this section of 60 th Street.
7) Whether a requested use will be in compliance with all applicable General Provisions and Special Use Regulations pertaining to the use, as set forth elsewhere in the Zoning Ordinance; and	Even if the use were permitted via Conditional Rezoning, the site layout provided does not fully demonstrate compliance with required screening, setbacks, and loading provisions per Chapter 19 and Chapter 20 of the Zoning Ordinance. These would typically be addressed during full site plan review, but the concept plan already indicates encroachments and potential code conflicts.
8) Whether a proposed change is to rectify errors on the Official Zoning Map	The current Future Land Use and Zoning of the property is intentional and there is no error on the official Zoning Map.

RECOMMENDATIONS

The applicant has applied for a Conditional Rezoning, Special Use, and Site Plan review consecutively. Since a Conditional Rezoning is a voluntary agreement offered by the property owner, and the Township cannot set additional conditions on the property owner, Staff has determined that the current request is inadequate to recommend approval by the Township Board.

Staff recommends that that Planning Commission deliberate and provide guidance for the applicant on Conditions that could more adequately meet the intent of the Master Plan and Zoning Ordinance. The applicant has the discretion to modify the request in light of the Planning Commission’s guidance.

In advance of the Public Hearing, Planning Staff will present the Conditional Rezoning to relevant Township Staff, the Road Commission, and the Airport for additional feedback.

SAMPLE MOTION

I motion to set the Public Hearing date for Case #25-3883 the Conditional Rezoning of 6301 60th ST SE from AC- Airport Commercial and ARC – Agriculture Rural Conservation to Industrial on May 19th, 2025.

ATTACHMENT

- 1) Application
- 2) Owner affidavit
- 3) Narrative
- 4) Addendum
- 5) Preliminary Site Plan
- 6) May 20th, 2024, Planning Commission Minutes



CASCADE CHARTER TOWNSHIP

5920 Tahoe Dr. SE, Grand Rapids,
Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: W.M. Brick and Stone, LLC

Address: 4196 Thornapple River Dr. SE

City & Zip Code: Grand Rapids, MI 49512

Telephone: 616-974-9750

Email Address: Tony@wmbsllc.com with a copy to Psweeney@rhoadesmckee.com

OWNER: * (If different from Applicant)

Name: Koning Investments IV, LLC

Address: 470 Stanton Farms Drive

City & Zip Code: Caledonia, MI 49316

Telephone: _____

Email Address: Kkoning@m37cars.com

NATURE OF THE REQUEST: (Please check the appropriate box or boxes)	
<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Administrative Site Plan Review
<input type="checkbox"/> Deferred Parking	<input type="checkbox"/> P.U.D. – Rezoning *
<input type="checkbox"/> P.U.D. – Site Condominium *	<input checked="" type="checkbox"/> Rezoning
<input type="checkbox"/> Site Plan Review *	<input type="checkbox"/> Sign Variance Subdivision
<input checked="" type="checkbox"/> Special Use Permit	<input type="checkbox"/> Plat Review *
<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Other: _____ *

** Requires an initial submission of 5 copies of the completed site plan*

BRIEFLY DESCRIBE YOUR REQUEST:**

Please see attached narrative statement.

(**Use Attachments if Necessary)
-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

Please see Exhibit A to narrative statement.

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 - 32-400-018

ADDRESS OF PROPERTY: 6103 60th Street

PRESENT USE OF THE PROPERTY: Vacant

NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY:

Name(s)	Address(es)
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SIGNATURES

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) also agree to reimburse the Cascade Charter Township for all costs, including consultant costs, to review this request in a timely manner. I (we) understand that these costs may also include administrative reviews which may occur after the Township has taken action on my (our) request.

I (we) the undersigned also acknowledge that the proposed project does not violate any known property restrictions (i.e. plat restrictions, deed restrictions, covenants, etc.)

Koning Investments IV, LLC
Ken Koning, Manager

Owner – Print or Type Name
(*If different from Applicant)

*  2/25/25

Owner's Signature & Date
(*If different from Applicant)

W.M. Brick and Stone, LLC
Tony Bonnema, Manager

Applicant – Print or Type Name

 2/25/25

Applicant's Signature & Date

PLEASE ATTACH ALL REQUIRED DOCUMENTS NOTED IN THE PROCESS REVIEW SHEET – THANK YOU

Rev. 7/27/21

**AFFIDAVIT FOR
PERMISSION TO REZONE PROPERTY**

As the real property owner(s) of the land located at 6103 60th Street in

Cascade Township, Michigan, I (we) hereby grant permission to W.M. Brick and Stone, LLC

to petition the Township for a rezoning of the aforementioned property from

AC and ARC to I - Industrial.

Ken Koning, Manager of Property Owner
(Property Owner's Signature)



(Property Owner's Signature)

February 21, 2025

Ms. Andrea Hendrick
 Community Planning & Development Director
 5920 Tahoe Dr. SE
 Grand Rapids, MI 49546
 ahendrick@cascadetwp.com

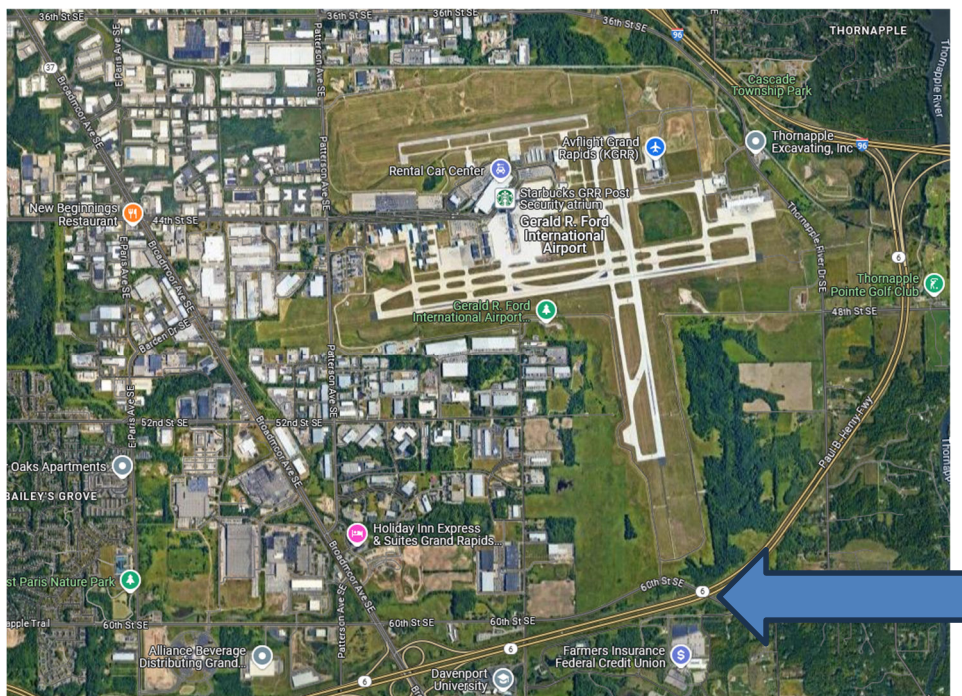
*Via Electronic Mail
 ahendrick@cascadetwp.com
 and USPS Express Mail*

Re: Application for Rezoning of Property to I-Industrial
 Our File No: 113520-1

Dear Ms. Hendrick:

W.M. Brick and Stone, LLC (“**Applicant**”) submits this application for the conditional rezoning of that certain real property located in Cascade Charter Township (the “**Township**”) which is commonly known as 6103 60th Street, Grand Rapids, Michigan and having Parcel No. 41-19-32-400-018 (the “**Property**”) from its current AC – Airport Commercial and ARC – Agricultural/Rural Conservation to I – Industrial under the Cascade Township Zoning Ordinance (the “**Ordinance**”). Applicant is under contract to purchase the Property from the current owner, Koning Investment IV, LLC (“**Koning**”). Concurrently, Applicant seeks a special land use approval to use the Property for a contractor yard pursuant to the I-Industrial zoning district. Koning supports this rezoning request. The Property’s legal description is attached as Exhibit A.

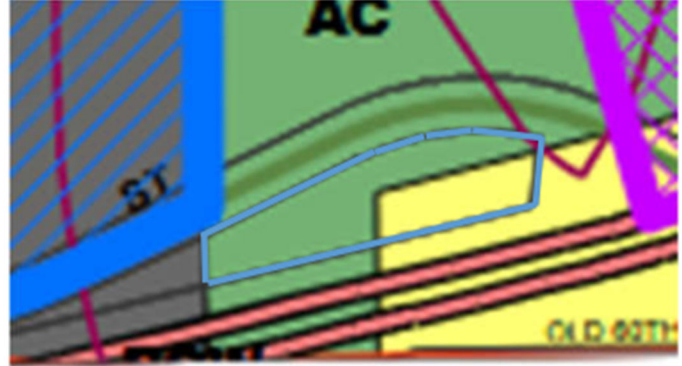
Property Location





Aerial Map



Zoning Map



-  ARC, Agriculture Rural Conservation
-  AC, Airport Commerce

The Property consists of approximately 8.8 acres of irregularly-shaped vacant land located south of the Gerald R. Ford International Airport (the “**Airport**”), between 60th Street and highway M-6. The Property is approximately 500 feet from the Township’s southern boundary with Caledonia Charter Township. The southeastern portion of the Property is zoned ARC – Agriculture/Rural Conservation while the western and northern portion of the Property is zoned AC – Airport Commercial. The Property is depicted as Airport Zone in the Cascade Charter Township Master Plan (the “**Master Plan**”).

Parcels to the north of the Property are zoned AC – Airport Commercial. Parcels to the east of the Property are zoned ARC – Agriculture/Rural Conservation. Parcels to the west of the Property are zoned I – Industrial. In other words, this Property currently abuts the existing Industrial zoning district, and the granting of this request would constitute a limited expansion of the Industrial zoning district. For the reasons described below, this requested rezoning is the only appropriate classification for this Property that would allow it to be put to any economically beneficial use.

Development Plan

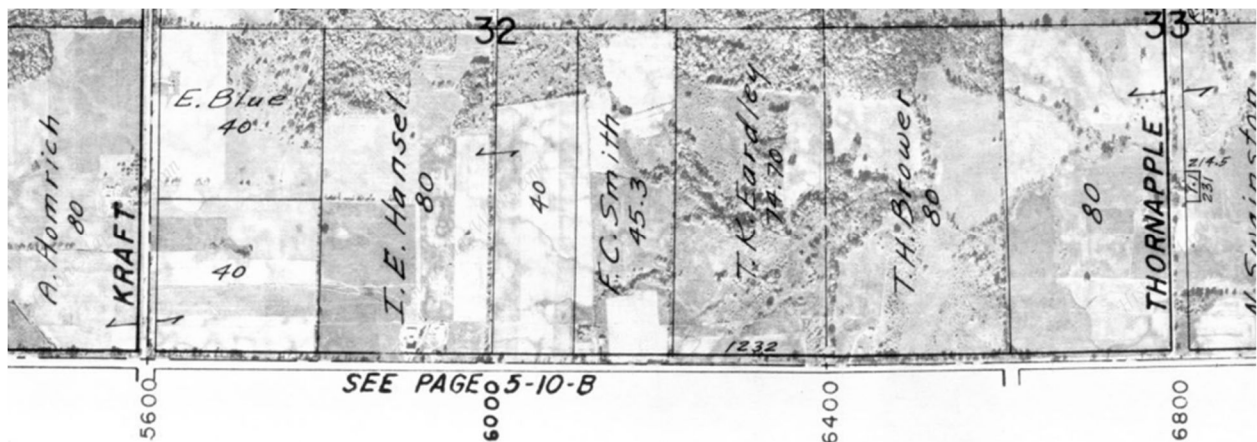
Applicant, a seller of hardscaping material for use in outdoor living spaces, desires to construct a small office and utilize the Property to operate its existing business, which would be relocated from its current leased space on Thornapple River Drive SE. A preliminary site plan is enclosed herewith. Development would occur on approximately the western 1/3 of the parcel, consisting of the office, an open-air material storage area, and a display garden showcasing Applicant’s products. Landscape buffers would be included on the western and southern boundaries, with the eastern approximately 2/3 of the Property left in its natural state.

Applicant's proposed development, which essentially mirrors operations at its current location, is essentially a hybrid contractor yard and retail shop. Because Applicant's products are stored outdoors, Applicant's use is probably best characterized as a contractor's yard under the I-Industrial zoning district; however, Applicant does not fabricate or manufacture anything on-site and does not store or repair construction equipment on-site.

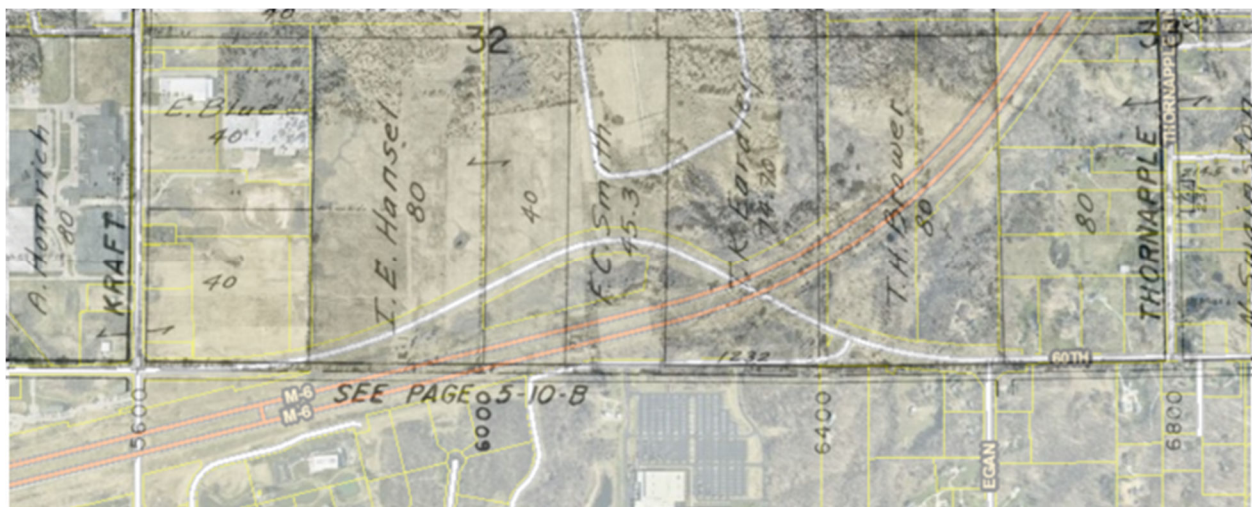
Property History

Historically, the Property was part of two larger larger parent parcels that were used for agricultural purposes until the 1990s. Due to topography, it appears that only the western portion of the Property was ever farmed.

1960 Aerial Image



However, in 1991, when the route for Highway M-6 was selected, agricultural use of the Property became infeasible. The portion of 60th Street directly south of the Property was relocated to accommodate the construction of Highway M-6. The original route of 60th Street was altered with a curve north to allow a safer passage with the new highway. This separated the Property from its agricultural parent parcels, leaving it sandwiched between M-6 and 60th Street.



The ARC – Agriculture/Rural Conservation zoning district is intended to support rural open spaces and low density residential development. It is described in Chapter 7 of the Cascade Charter Township Zoning Ordinance. The intent is to “**conserve the rural open space qualities** of the community and to allow low density residential development in areas where soil conditions, topography, vegetation and or lack of existing or programmed public utilities and urban services **preclude** and will continue to preclude for an extended period, **more intensive development.**” Section 7.02 (emphasis added). “It is further intended of this district to **conserve large tracts of land** suitable for agriculture and other specialized rural uses ...” *Id.* (emphasis added).

The only uses in the ARC district permitted by right are the uses in the R-1 and R-2 districts, earth-sheltered and mobile home dwellings, and agricultural/farming operations. Sec. 7.03. The R-1 and R-2 districts allow for single family homes, accessory buildings, parks and playgrounds, signs, temporary buildings, and essential public services. Sec. 6.03.

The AC – Airport-Commerce zoning district “is intended to accommodate and promote aeronautical progress for the public good, and to facilitate adequate provision for a system of transportation[.]” Sec. 14.02. The uses in the AC district permitted by right are: airport operations facilities, airport museums, airport viewing areas, hotels/motel, various commercial uses, recreational uses, schools, and general uses related to “Aeronautics.” Sec. 14.03.

There is no overlap between the private uses permitted as of right in the ARC and AC zoning districts. Consequently, the owner of the Property has no right to use the parcel for anything pursuant to current zoning classification.

2024 Master Plan

The Property is located within the 2024 Master Plan’s “Airport Zone,” directly adjacent to the Master Plan’s “Industrial Zone.” It is depicted in the Master Plan as shown below:



Similar to the AC zoning district, the purpose of the “Airport Zone” in the Master Plan “is to accommodate and promote aeronautical progress for the public good and to facilitate adequate provisions for a system of transportation[.]” Master Plan, p.50. The Airport Zone also includes “safety zones” at the end of runways “to enhance the protection of people and property on the ground in the event an aircraft lands or crashes beyond the runway.” *Id.* The eastern portion of the Property is located within such a safety zone, further limiting the available uses for the Property.

The Property is located immediately east of the Master Plan’s “Southwest Mixed Use” area. The Master Plan notes that this area “is unique in that it borders several adjacent municipalities[.]” “This area is generally industrial in nature but is planned to accommodate mixed uses.” Appropriate land uses for this area “include light industrial businesses, hotels, retail and commercial business, higher density residential, and office.” “Offering flexibility in land uses is intended to be responsive to market demands in the area, while balancing the Township’s goals for preservation of residential and rural character.”

Unique Characteristics of the Property

Even absent zoning restrictions on the property, the unique characteristics of the Property severely limit its potential economically viable uses. The size, location and lack of infrastructure diminishes the available development options.

The Property is 8.8 acres in an oblong shape pinched between a significant roadway and M-6 Highway. The Property has large valleys and undulations on the eastern portion. The Property has no connections to public sewer and water. The nearest sanitary sewer is located at the corner of Kraft and 60th. The Property is subject to heightened noise levels due to its location between the Airport and Highway M-6. Nothing can be built taller than 35 feet on the Property due to its proximity to an Airport runway. The lack of happenstance traffic makes the Property unsuitable for retail uses. The Property is located more than three miles from both the Airport’s main westerly entrance, and from the Airport’s easterly cargo entrance, rendering it unsuitable for any use connected to the Airport.

Neither the ARC Nor AC Zoning Districts Permit Any Economically Beneficial Use of the Property

Even if the Property were to be fully zoned ARC or AC, it could still not be put to any viable economic use.

The ARC zoning district is essentially limited to single family housing and agricultural uses, which are incompatible with the Property. The Property is only 8.8 acres in size. Although a portion of it was historically farmed, that use disappeared when the larger parent parcels were chopped up and covered with an expressway. In order the Property to be farmed now, it would need to be cleared of trees, graded, and then maintained with farming equipment transported on-site via 60th Street from some farming operation located elsewhere. There is obviously insufficient space on the Property for a self-sustaining farming operation. The economic viability of agriculture here ended when M-6 was built.

The Property cannot be used for single family residences due to its close proximity to the Airport, particularly to the runway. As shown in the Airport Approach Plan (Appendix B to 2024 Master Plan), the Property is located within Land Use Guidance Zone “C” – indicating “significant exposure” to airport noise. Commercial and industrial uses are compatible with this level of noise, but single family homes are not. And practically speaking, very few people are interested in buying a new home directly abutting a busy interstate. The Property also lacks sewer and water connections necessary for realistic residential uses. The soil is mostly clay, and the Kent County Health Department has deemed it incompatible with traditional septic systems.¹

Regarding the AC zoning district, as explained above, the Property is not situated in a location that can ever reasonably be used in conjunction with the Airport. The Property is a 3.6 mile drive to the main entrance of the Airport, with the route passing numerous parcels zoned I-Industrial and TI-Transitional Industrial. Similarly, the Property is a 3.3 mile drive to the eastern cargo entrance of the Airport, with the route passing numerous parcels zoned I-Industrial and TI-Transitional Industrial, including the Applicant’s current place of business. Furthermore, the AC zoning district was recently subject to significant revisions in Ordinance No. 10 of 2023, which created three (3) overlay districts to further implement regulations related to the Airport. However, this Property is the **only** privately owned parcel zoned AC which does not fall within an Overlay Zone. The Property’s exclusions from the Overlay Zones demonstrates the Township’s understanding that the Property has no viable use in connection with the Airport.

Of the permissible non-airport-related uses in the AC zoning district, none are viable for this Property. The Property is too small and isolated for a hotel or motel, and the existing avigation easement prohibits any sort of high-rise construction. The small size and physical remoteness similarly prohibit operations as a rental car establishment, restaurant, financial institution, business service center, auto repair shop, personal services business or specialty retail, freight terminal, or warehouse. The AC zoning district exists to support land uses related to the Airport, but this Property is located so far from Airport entrances and infrastructure that it cannot be utilized in connection with the Airport.

The Property does not fit within the intentions or permitted uses of either the AC or ARC zoning districts, and yet it is currently split between those two. It is unsurprising that a Property with zero permitted uses by right has sat unused for more than three decades.

West Michigan Brick and Stone

While the Property’s unique condition requires a specific type of user. The Applicant here knows that the Property will work for its intended purpose because the Applicant currently operates its business on a parcel sharing many of the same limiting characteristics. Applicant’s current location is 4196 Thornapple River Drive, adjacent to Thornapple Excavating, Inc. That parcel is currently zoned I-Industrial, and is located within the airport Overlay A.

¹ Applicant’s engineer, Stephens Consulting Services, PC, will be designing a specialized Engineered Waste System to accommodate Applicant’s use of the Property.

Applicant is a local supplier and dealer of hardscapes and outdoor living products. Primary goods include concrete pavers, retaining wall blocks and natural stone. Applicant does not manufacture or install the goods it sells. Applicant purchases its products from manufacturers and utilizes indoor showrooms and outdoor inventory to allow customers to select their products which can then be picked-up on-site or delivered to the installation site. Applicant primarily sells to contractors who perform the installation for homeowners but also sell directly to retail customers for DIY projects. Applicant has been supplying residents of Cascade Township and the surrounding area with high quality brick and stone landscaping products for over 15 years.



Applicant's current leased parcel is also an oblong narrow property sandwiched between the Airport and an interstate highway (I-96). It is similarly situated in a remote location with minimal happenstance traffic and no nearby retail or consumer-oriented businesses.

The isolation of this Property far exceeds the required 500 foot buffer to residential districts or properties. Applicant's impact on surrounding homes and businesses will be virtually non-existent. The low number of staff needed to operate the contractor's yard makes the lack of water and sewer a non-issue, and Applicant plans to drill a well to satisfy its minimal water needs. The Applicant's proposed use will place no additional burdens on the public services or facilities.

Request for Rezoning to the I-Industrial Zoning District and Special Land Use Approval

As discussed, the Property is unsuitable for agricultural or residential use due to its small, irregular size and proximity to both the Airport runway and M-6. It is similarly unsuited for any commercial or retail use that depends upon consumer traffic and a convenient location. This Property is remote and isolated from residential uses, and located in an area in which industrial use is already prevalent.

Applicant's intended use of the Property as a contractor's yard requires special land use approval under the I-Industrial zoning district of the Ordinance. Sec. 13.04. Applicant's business will fit cleanly into the character of the area surrounding the Property due to the isolation of the property and its relative vicinity to additional industrial uses to the west. The limited need for public facilities for the operation of the contractor's yard in combination with the Property's close

proximity to major transportation corridors will ensure that property is adequately served by any essential services, while also not creating any additional burdens on the public facilities.

The Property is located close to major transportation corridors (M-6 and Broadmoor Avenue SE), so material deliveries and customer will not cause additional traffic congestion in the area. The isolated location of the Property, being approximately a half-mile from the nearest residence, further means that there exist no appreciable noise, dust, or safety concerns for nearby landowners. The Property's far removal from residences creates a buffer zone which is more than five (5) times the 500 foot buffer zone required in the Ordinance. Sec. 13.04(2). The special use of a contractor's yard has no special design standards under Section 17.07 of the Ordinance.

Conclusion

Rezoning the Property to the I – Industrial zoning district for the above listed intended uses of West Michigan Brick and Stone, along with special land use approval, will allow for the development of a long vacant parcel in a manner consistent with nearby properties and beneficial to the community. Denial of the request, which would leave the Property zoned in two separate districts for which no single conforming use exists, would effectively deprive the Property of all economically beneficial use.

Enclosed please find: (1) completed Planning & Zoning Application, (2) Legal Description of the Property, (3) Owner's Affidavit, (4) Site Plan, and (5) \$3,800 fee payment (\$2,700 rezoning and \$1,100 for "Type 2" special use permit). Applicant looks forward to discussing this application and proposed development of the Property, and will be prepared to answer any questions and work cooperatively with the Township to secure a mutually beneficial result.

Sincerely,

RHOADES MCKEE PC

/s/Patrick E. Sweeney

EXHIBIT A

Legal Description of the Property

Land situated in the Charter Township of Cascade, County of Kent, State of Michigan, described as follows:

All that part of the Southeast quarter of Section 32, T6N, R10W, Cascade Township, Kent County, Michigan, which lies within a parcel described as: Commencing at the South quarter corner of said Section 32; thence N 00° 15' 16" W, 282.90 feet along the North and South quarter line of said Section 32 to the point of beginning on a limited access right of way line (restricting all ingress and egress); thence N 76° 11' 38" E along said limited access right of way line, 1273.26'; thence N 07° 07' 08" E, 266.28' to the point of ending of a limited access right of way line and the point of beginning of a free access right of way line, also being a point on the arc of a 1049.87 foot radius curve to the left; thence Westerly along the arc of said curve 711.36' (chord bearing S 82° 56' 35" W, chord distance 697.83') to the point of curvature of said curve; thence S 63° 31' 56" W, 645.43' to a point on the North and South quarter line of said Section 32; thence S 00° 15' 16" E, 194.68' along said quarter line to the point of beginning.

There shall be no right of direct ingress or egress from Highway M-6, to and from and between the lands herein described, over and across the above described limited access right of way line.

Contains 8.84 acres, more or less.

The property address and tax parcel number stated below are provided solely for informational purposes, without warranty as to accuracy or completeness. If the information provided below is inconsistent in any way with this legal description, this legal description shall control.

Tax Parcel Address: 6103 60th Street SE, Grand Rapids, MI
Tax Parcel No.: 41-19-32-400-018

Addendum #1 to Application for Rezoning and Special Land Use

CONDITIONAL REZONING

The Michigan Zoning Enabling Act permits a property owner to voluntarily offer to limit the use and development of property as a condition to its being rezoned. With this in mind, Applicant agrees that if the Property is rezoned to the I-Industrial zoning district and a Special Land Use is approved permitting the Applicant's intended Contractor Yard use, the Property (1) would not contain any improvements greater than thirty-five (35) feet in height, and (2) would not be used or permitted in the future for the following uses, which would otherwise be permitted, or may be permitted, in the I-Industrial zoning district:

- Manufacturing, compounding, processing and/or fabrication of the following materials:
 - Chemicals and chemical products
 - Metals and metal products
 - Glass and glass products
 - Paper and paper products
 - Foundries and forge plants
 - Insulation
 - Rubber and rubber products

- Facilities for manufacturing, fabricating or treating the following products:
 - Chemical products
 - Drugs and pharmaceutical products
 - Automotive and aircraft parts and metal working
 - Automotive assembly, including major repairs
 - Paper and paperboard containers and products
 - Printing, publishing, and allied industries
 - Central dry cleaning or laundry
 - Tool and die shop and screw machine product
 - Fabricated metal products
 - Glass products
 - Research and development and testing laboratories
 - Electrical machinery and equipment
 - Metal bending and welding

- Special Land Uses:
 - Auction houses
 - Gasoline service stations
 - Kennels
 - Livestock auctions
 - Veterinary clinic
 - Minor mineral resource extraction

PROPOSED DEVELOPMENT TIMELINE

Provided that the Property is rezoned to the I-Industrial zoning district and a Special Land Use is approved permitting the Applicant's intended Contractor Yard use, Applicant intends to proceed with Development of the Property within the following development timeline:

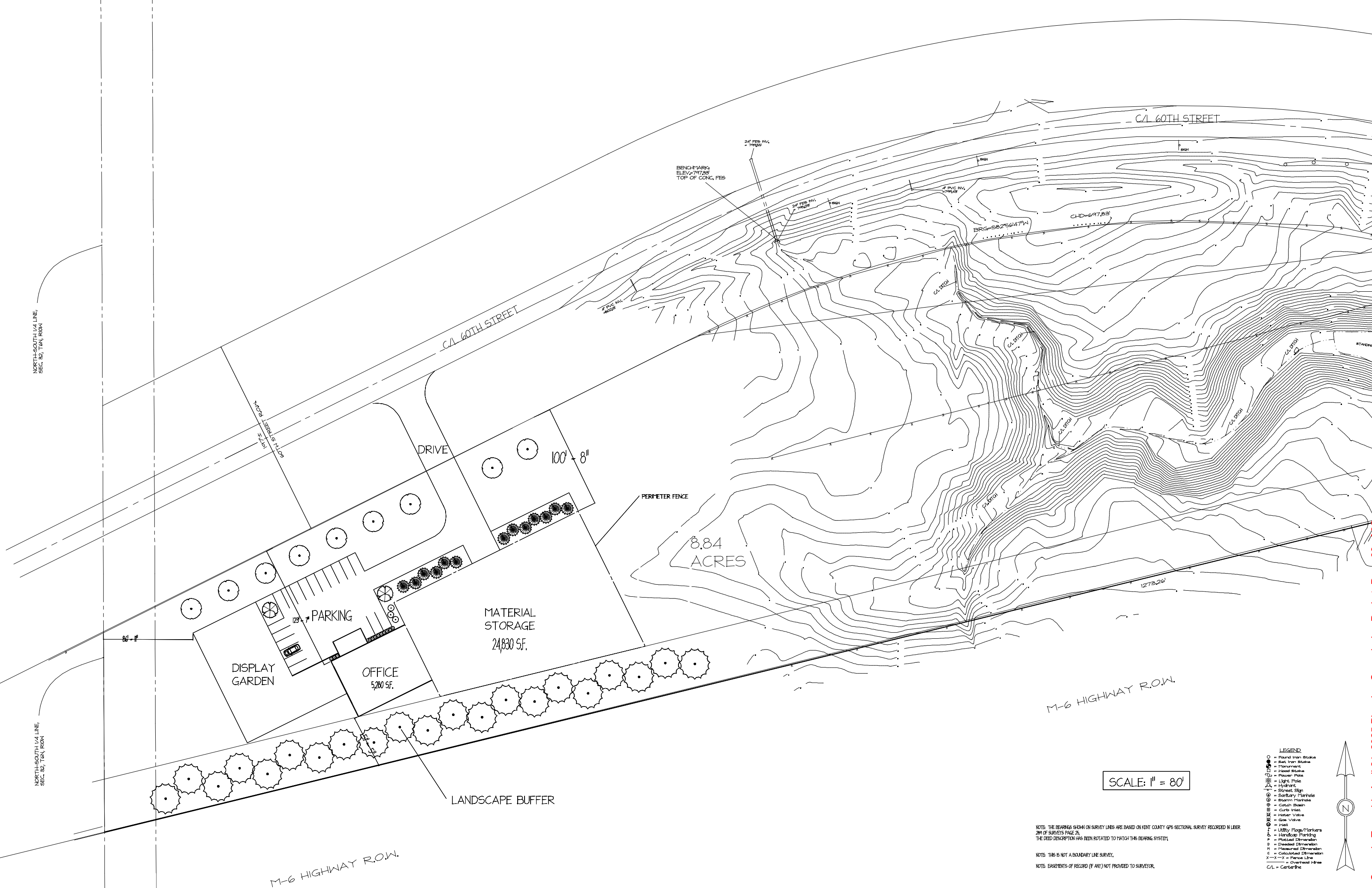
- Within ninety (90) days after final approval, Applicant intends to close on the acquisition of the Property.
- Within one (1) year after final approval, Applicant intends to commence on construction on the Property.
- Within two (2) years after final approval, Applicant intends to complete construction on the Property and commence business operations.

UTILITY SERVICE PLANS

1. Electrical. Applicant intends to work with Consumers Energy to establish electrical services to the property on an already existing and confirmed running from existing electrical facilities to the West of the Property to the Property.
2. Septic. Applicant will work with Stephens Consulting Services P.C. to establish a septic system on the Property. Preliminary conversations have been held to ensure feasibility of the septic system project on the Property, and plans will be finalized following receipt of zoning approvals.
3. Water. Applicant will work with an appropriate contractor to drill a well sufficient for its needs and plans for such well will be finalized following receipt of zoning approvals.

NORTH-SOUTH 1/4 LINE,
SEC. 32, T6N, R10W

NORTH-SOUTH 1/4 LINE,
SEC. 32, T6N, R10W



CA 60TH STREET

C/L 60TH STREET

DRIVE

100' - 8"

PERIMETER FENCE

8.84
ACRES

MATERIAL STORAGE
24,830 SF.

OFFICE
5,280 SF.

PARKING

DISPLAY GARDEN

LANDSCAPE BUFFER

M-6 HIGHWAY R.O.W.

M-6 HIGHWAY R.O.W.

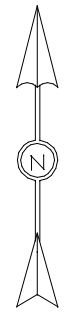
SCALE: 1" = 80'

NOTE: THE BEARINGS SHOWN ON SURVEY LINES ARE BASED ON KENT COUNTY GPS SECTIONAL SURVEY RECORDED IN LIBER 289 OF SURVEYS PAGE 24.
THE DEED DESCRIPTION HAS BEEN ROTATED TO MATCH THIS BEARING SYSTEM.

NOTE: THIS IS NOT A BOUNDARY LINE SURVEY.

NOTE: EASEMENTS OF RECORD (IF ANY) NOT PROVIDED TO SURVEYOR.

- LEGEND**
- = Found Iron Stake
 - = Set Iron Stake
 - = Monument
 - ⊕ = Wood Stake
 - ⊙ = Power Pole
 - ⊛ = Light Pole
 - ⊚ = Hydrant
 - ⊗ = Street Sign
 - ⊘ = Sewery Manhole
 - ⊙ = Storm Manhole
 - ⊚ = Catch Basin
 - ⊛ = Gate Post
 - ⊜ = Water Valve
 - ⊝ = Gas Valve
 - ⊞ = Well
 - ⊟ = Utility Flag/Markers
 - ⊠ = Handicap Parking
 - ⊡ = Measured Dimension
 - ⊢ = Deeded Dimension
 - ⊣ = Measured Dimension
 - ⊤ = Calculated Dimension
 - ⊥-X-X = Fence Line
 - ⊥-○-○ = Overhead Wire
 - C/L = Centerline



Mr. Schiefler responded that this would incorporate and keep these car dealerships consolidated into one PUD.

Member Bruneau stated that he had received comments on the displacement of a few small businesses that the community relies on. He mentioned that he would like the applicant to consider providing community benefits through small business replacement service.

Trustee Noordhoek would like to see clear community benefits with the request.

Director Hendrick referenced the requirements of PUD approval.

Access to Charlevoix Drive was discussed in regard to emergency access.

Multiple Planning Commissioners expressed concern about displacing current businesses.

Member Rowland stated that, as presented, he would not be in favor of this proposal.

Member Bruneau put forward the idea of possible green space offset or finding other opportunities to provide greater community benefits.

Member Rissi mentioned that this year this was the most comments received from the public on a proposed idea of another dealership with negative feedback being the majority of it along with worry about the displaced businesses.

The Planning Commissioners provided general feedback to the applicant for moving forward.

Member Moxley suggested moving on to case #24-3837

ARTICLE 9.

Case #24-3837

Applicant: West Michigan Brick & Stone, Tony Bonnema Property

Address: 6103 60th Street

Parcel Number: 41-19-32-400-018

Requested Action: Basic Site Plan Review

Staff stated that approval would require changes to the Future Land Use Map and Zoning Map.

Member Bruneau brought up that the board had worked on rezoning for this area with member Richardson's idea that Industrial development should be west of Kraft and that this would start to move Industrial to the east.

Member Rissi reinforced the comments by Member Bruneau that it was changed to be just airport use to prevent the creep of industrial use to the east.

Applicant stated that their business has outgrown their current location at 4196 Thornapple River Drive and that the current property owner would likely want to use the property fully going into the future.

Member Rissi questioned what the applicants' use would fall under and if this use would fall under private contractor storage and service yard.

PD Hendrick replied that the zoning ordinance was not clear enough on the intended use of storage yards, to which Member Rissi stated that the township had taken the stance in the past from discussion with former planning directors that a storage yard use and specifically this parcel would be something for example Consumers Energy storing its trucks or a cable company not for commerce of this type.

Member Rowland brought up the fact that the increased traffic, weight and size of vehicles would increase wear and tear on the road.

Member Noordhoek asked staff if they can even approve it with a current lawsuit related to the airport and zoning. Staff responded that the lawsuit did not prevent approval of this request.

Member Bruneau brought up that this parcel is within the utility service boundary of the township and that it also is within the airport safety zone.

Member Rissi mentioned that the utilities and service boundary is different than where the utilities currently are constructed and that they may need to be extended at the cost of the applicant.

Member Bruneau agreed and stated that the nearest connection is on the northwest corner of 60th and Kraft.

Member Bruneau voiced that members of the Commission had spent the better part of 18 months determining that industrial use should be west of Kraft and that approving this could expose the township to potential liability.

Member Rissi also mentioned that the township would be going against precedent if it approved this request.

ARTICLE 10. Case #23-3826 Public Hearing

Applicant: James Rabaut

Property Address: 2020 Devonwood Lane

Parcel Number: 41-19-08-100-038

Requested Action: Special Use Permit for the expansion of an accessory building that exceeds 832 sf

Planning Director Hendrick presented her staff report on the application.

The applicant, Mr. Rabaut, spoke in support of the application, including a discussion of the parcel size and a previous variance granted for a fourth building on the property. The applicant confirmed, in response to an inquiry from Member Bruneau, that there would be no business use in the accessory building; the conference rooms would be used for family purposes.

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

There was no one wishing to speak.

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