

# Meeting Minutes

## Cascade Charter Township Planning Commission

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

Tuesday, March 28, 2023

Cascade Charter Township Offices

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

Meeting called to order by member Moxley at 8:33 am. Sub-committee members present include Windy Korstange, Joe Engel, and Ralph Moxley. Sub-committee Chairman Scott Rissi joined us by Zoom from the Michigan UP. Also present was Planning Director Brian Hilbrands.

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

Member Engel moved to approve the meeting agenda. Member Korstange seconded the motion. Motion approved.

#### **ARTICLE 3: Approve minutes of the March 14 meeting**

Member Korstange requested that the paragraph near the top of page 3 be removed from the meeting notes in its entirety. Member Engel moved to approve the meeting minutes with the one revision. Member Korstange seconded the motion. Motion approved.

#### **ARTICLE 4: Disclose any conflicts of interest**

No conflicts of interest were noted by members.

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

No visitors were in attendance at this meeting.

#### **ARTICLE 6: Continued discussion and review of Overlay areas and AC zoning**

Latest edition of the proposed Zoning Map shows no Overlay A on the yellow ARC zones east of the Airport, which is an accurate reflection of our current thinking as a sub-committee. The area south and east of the Thornapple River Drive bridge over I-96, and areas south of I-96 does show Overlay A. This area encompasses the existing Industrial zoned parcels.

All AC-2 zones (red areas) have been eliminated at GR Ford Airport property.

The narrow strip of land adjacent to M-6 and north of the railroad ROW shows ARC zoning with Overlay A extending into this area. This area is currently used by the Airport for treatment of run-off water. Part of the NE parcel of land owned by the Airport is zoned Industrial, and the east part is zoned ARC. No one member was able to explain the history of how these two segments of land were zoned differently.

The sub-committee was not given direction by the Planning Commission to make revisions to ARC zoning. The Board of Trustees has given direction to CCT staff to look at ARC changes.

Members considered possibly moving the east-west Overlay A line up to 48<sup>th</sup> Street. This parcel is owned by the GR Ford Airport and is zoned AC-2. It is a relatively flat parcel and would be good for Airport hangers, or other Airport support facilities. Overlay A currently follows the Airport property line, and stops at the 80 acre undeveloped parcel (owned by Visser) south of the Airport property.

Discussion among members regarding how finalized our recommendation to the Board of Trustees should be. Consensus was to make a definitive plan and recommendation, as opposed to seeking their goals at this point. BOT has plenty of other issues to consider at this time, and depends on the Planning Commission to give them a well thought out and clear recommendation regarding zoning Overlays around the Airport.

The sub-committee considered asking the Airport Planning Director (Casey Ries) to come in to speak with us at our next meeting. If he has any concerns, we want to hear them now, not later. The sub-committee can then react to his concerns before making a presentation to the Planning Commission. Our sub-committee may need to have one more meeting after meeting with Casey Ries.

Consensus was to send Casey Ries the Chapter 14 mark-ups, as is. That way he can see that it is not finalized at this point in time and we are open to his input and thoughts.

Planning Director Hilbrands to contact Casey Ries about possibly meeting on Tuesday, April 11. Back-up dates are April 12 and 13.

Planning Director Hilbrands asked members to review the proposed amendments to Chapter 14, specifically Sections 14.07, 14.08, and 14.09, to see if there were any additional revisions that needed to be made.

## **ARTICLE 7: Goals of our next meeting**

We will wait to hear back from Casey Ries. If he has a scheduling conflict then we will delay our next meeting until we can meet with him.

If we do not hear back from Casey Ries, then we will go ahead and have a meeting the week of April 10 thru April 14 without him.

**ARTICLE 8: Any other business**

No other business.

**ARTICLE 9: Acknowledge visitors and those wishing to speak**

No visitors attended the meeting.

**ARTICLE 10: Adjournment**

Motion to adjourn by member Engel. Supported by member Korstange. Motion approved.

Meeting is adjourned at 8:15 am