

Meeting Minutes

Cascade Charter Township Planning Commission

AC Airport Commerce District Zoning Review Sub-Committee

Thursday, January 12, 2022

Cascade Charter Township offices

ARTICLE 1: Call the meeting to order

Meeting called to order by Chairman Rissi at 7:32 am. All current sub-committee members were present - Scott Rissi, Windy Korstange, and Ralph Moxley. Also present were Planning Director Brian Hilbrands, and legal counselor Leslie Abdoo.

ARTICLE 2: Approve the Agenda

Member Korstange made a motion to approve the Agenda. Member Moxley seconded the motion. Motion approved.

ARTICLE 3: Approve minutes of January 5 meeting

Member Rissi made a motion to approve the minutes of January 5. Member Korstange seconded the motion. Motion approved.

ARTICLE 4: Disclose any Conflicts of Interest

No conflicts were noted.

ARTICLE 5: Acknowledge visitors and those wishing to speak

No visitors were present.

ARTICLE 6: Review stormwater requirements for Airport surrounding area

Memo provided by legal counselor regarding Federal Regulations for airports. Focus was on **Section 402 of the Federal Clean Water Act** directed by the **Environmental Protection Agency** to establish **National Pollutant Discharge Elimination System (NPDES)** requirements for stormwater discharges.

Also provided were stormwater regulations in Michigan, and a summary of stormwater ordinances for municipalities in Michigan (Romulus, Flint, Lansing, Traverse City, Kalamazoo/Battle Creek, Muskegon). State permits are implemented and monitored through **EGLE**. Local ordinances are worded very similarly and can act as a guide for CCT.

Local municipalities can set their own stormwater standards for airports as long as they do not conflict with FAA standards. They cannot require things that go against the NPDES permit. If the Township sets their own stormwater standards that mirror the NPDES permit, the Township can then enforce those standards.

Local airports should be required to provide to the municipality the stormwater data that they have acquired so we can know the extent of the problems. Currently, GR Ford Airport does their own monitoring of stormwater, but they do not share with CCT what they know. CCT should have a copy of what the airport sends to the Federal Government.

Data provided by the airport, as required by a local ordinance, should be reviewed by a civil engineer that has an extensive background in environmental engineering. CCT will most likely have to pay for the environmental engineering consultant fees.

Chairman Rissi highlighted those areas west of the Thornapple River and NE of the airport that have high levels of groundwater contamination. Wells tested along Tanglewood were not a problem. The worst groundwater pollution was on Burger Drive, Woodbrook Drive, Tuscany, Tripoli Street, Tripoli Court, and Cimmarron Drive. Kent County Health Dept. has been capping wells in this area for many years due to high nitrate levels.

The current detention pond for the airport is the area north of CSX railroad tracks, south of I-96, and west of M-6. This detention pond was built between 2013 and 2015. The permit was renewed in 2020 seemingly without the public review that was promised when the first permit was issued. This water flows into the Thornapple River. In the spring, the overflow pipe is being used. Biofilm is growing in this outlet showing the treatment system is not effective. The stench from this pipe can be severe. The greatest need is to slow down the flow of water because of erosion problems and the water at times bypasses the filtration system. An extensive aeration system would help feed oxygen to the bacteria that will break down the glycol pollution before it can go into the river. They may now be using such a system, we do not know. The current system was not designed to filter PFAS. No testing results of PFAS have been shared related to this outlet. The detention pond is now being used year around.

As the airport expands this one large detention pond cannot expand, and the situation will only get worse.

Drainage on the west side of the airport that used to go to Plaster Creek has been rerouted to go to the east and into the Thornapple River.

The creek that runs to the southeast is showing more erosion sand than previously, according to neighbors. The airport knows about this problem but does not share information with CCT.

ARTICLE 7: Review language for Proposed Overlay District and Chapter 14 Amendments

Change language from Subzone 1 to **AC District**. Also, change Subzone A to **Overlay A District** and **Overlay B District**.

Add to the last page: **Section 3. Amendment to Chapter 18**

Change paragraph 5a: refer to **Overlays A and B**. Change Subzone 1 to **AC**.

Change paragraph 5b: refer to **AC**.

Change heading on setback table from **AZ** to **AC**.

ARTICLE 8: Discuss future Sub-committee presentation to the Planning Commission

Rough draft of presentation agenda from Chairman Rissi was discussed. Changes are as follows:

1. Things remain as is: Change the word “weather” to “whether”. Change the last sentence to say “...we still need to make changes to the **current** AC zoning structure”. Add Pros and Cons after the paragraph. Add a summary.

2. Restrict this area to remain ARC zoning: Change sentence three to say “...as part of **their** retirement”. Add Pros and Cons after the paragraph. One Pro is “Maintain rural feel”. One Con is that we need more Industrial zoning to accommodate airport related growth. Add a summary.

3. A hybrid plan: Add Pros and Cons after the paragraph. Many more Pros than Cons. Add a summary.

ARTICLE 9: Goals of the next sub-committee meeting

We will meet next **Thursday, January 19**, at 7:30 am. We will further review the presentation format for the Planning Commission.

Next meeting after Jan. 19 will be **Monday, January 30**, at 7:30 am. Legal counselor will provide Chapter 14 updates and proposed language for Airport Stormwater Regulations.

We are currently planning on making an Airport Commerce Zoning presentation to the PC on **Monday, February 6**.

ARTICLE 10: Any Other Business

Planning Director Hilbrands is currently working with technical staff at REGIS to make the proposed changes to the zoning map regarding the AC District and overlays, which the sub-committee can use for the Planning Commission presentation.

ARTICLE 11: Acknowledge visitors and those wishing to speak

No visitors were present.

ARTICLE 12: Adjournment

Motion made by member Korstange to adjourn. Motion seconded by member Moxley. Motion approved. The sub-committee meeting was adjourned at 8:35 am.

Ralph W. Moxley, Recording Secretary