

Meeting Minutes

Cascade Charter Township Planning Commission AC Airport Commerce District Zoning Review Sub-Committee

Thursday, January 5, 7:30 am
Cascade Charter Township offices – 5920 Tahoe Drive
Main Conference Room

ARTICLE 1: Call the meeting to order

Meeting called to order by Chairman Rissi at 7:34 am. All current sub-committee members were present (Scott Rissi, Windy Korstange, and Ralph Moxley). Planning Director Brian Hilbrands was also present.

ARTICLE 2: Approve the Agenda

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

ARTICLE 3: Approve minutes of December 28 meeting

Member Moxley moved to approve the minutes with following modifications:

- Recreational uses
- Clarify 14.07 number 11, and 14.08 number 7

Motion supported by Chairman Rissi. Motion approved.

ARTICLE 4: Disclose any Conflict of Interest

No conflicts were noted.

ARTICLE 5: Acknowledge visitors and those wishing to speak

No visitors were present.

ARTICLE 6: Review language for proposed Overlay District and Chapter 14 Amendments

A. Members prefer to use the term **AC District**, not Sub Zone AC-1. Use terms **Overlay A District** and **Overlay B District**.

B. Change title for 14.06 to “**Overlay A District**”

C. 14.07.11: Modify paragraph to say “Any other uses permitted in the ARC or AC-1 zoning districts except, if the underlying zoning district is AC-1, **only** aeronautical uses are permitted.”

D. 14.08.4: Any other uses permitted in the ARC or AC-1 zoning districts except, if the underlying zoning district is AC-1, **only** aeronautical uses are permitted.

- E. 14.10: Refer to **Overlay B District**, in lieu of subzone B - Overlay District.
- F. 14.13: Any property **the** Airport Commerce **Overlay B District** area boundary includes...
- G. 14.06.6: Providing a transitional **area** between the....

ARTICLE 7: Review final changes for proposed Zoning Map Amendments

- A. Member Moxley outlined the goals for updating the **2017 CCT Official Zoning Map** to show proposed map changes. REGIS to make the changes once the sub-committee approves them. Planning Director Hilbrands will work directly with REGIS technicians to make the changes.
- B. Member Moxley met with Planning Director Hilbrands on Tuesday (Jan. 3) to go over the proposed Zoning Map changes. The result will be proposed changes to the SW corner of the Zoning Map. The official Zoning Map will not be changed without Planning Commission and CCT Board of Trustees approval.
- C. Leave the horizontal and vertical red lines (section markers). Remove the red noise contour lines (Brian to verify if this is possible).
- D. Zoning Map Legend to be shown as follows:
 - Airport Commerce AC Zoning District (green)
 - AC Overlay A
 - AC Overlay B
 - Note: AC-2 will no longer be used
- E. West side of Airport: leave the AC-1 note at NW corner parcel (in lieu of Industrial).
- F. Correct date of the outline for Zoning Map changes is December 30, 2022.
- G. Access drive off of Patterson at NW is Tim Dougherty Drive.
- H. West edge of Overlay A is to align with east side of north-south runway.
- I. Extend Overlay B west to Patterson Ave., north of 52nd Street. Include the PUD-77 area.
- J. Extend Overlay A cross-hatch right across the railroad ROW.

ARTICLE 8: Review Stormwater requirements for Airport Area

- A. Exemptions in Stormwater Standards Manual includes: Construction, development or redevelopment associated with aeronautical facilities at the GR Ford International Airport.
- B. Critical Subsheds map: Chair Rissi disagrees with many portions of this map. There are more streams flowing into Thornapple River than what shows on the map. Also, nothing identifies the names of the creeks on this map.
- C. Drainage from the airport goes to the east and flows into the Thornapple River. This avoids airport fluids (PFAS) from flowing into Plaster Creek.
- D. We need to be more strict on drainage areas west of M-6.

ARTICLE 9: Goals of next sub-committee meeting

Discuss future presentation of Sub-Committee Recommendations to Planning Commission. Goal is to present the recommendations at last PC meeting of January. List the three options

and the pros and cons of each option. Chairman Rissi to develop a rough draft and then it send out to sub-committee members to study before our next meeting (one week from today). As a sub-committee we can tell the Planning Commission which option we are recommending and why. PC members may prefer only AC-1 and AC-2 changes, but not the Overlay A & B Districts.

ARTICLE 10: Any other business

Member Moxley and Planning Director Hilbrands will work on the proposed Zoning Map revisions around the airport. The map work may take a couple weeks since REGIS will need to assign staff to implement the changes.

ARTICLE 11: Acknowledge visitors and those wishing to speak

None noted.

ARTICLE 12: Adjournment

Meeting adjourned at 8:37 am.

Ralph W. Moxley
Sub-Committee Recording Secretary