

Minutes

Cascade Charter Township Planning Commission

Airport Sub-Committee

Thursday July 28

7:30 am

Cascade Charter Township offices - 5920 Tahoe Drive

Conference Room

ARTICLE 1. Call the meeting to order.

Meeting called to order at 7:35am

All members present – Chair Rissi, Korstange, Moxley, Rapin, along with Planning Director Hilbrands.

ARTICLE 2. Approve the Agenda

Motion made to approve the agenda by Member Korstange, supported by Member Rapin. Passes unanimously.

ARTICLE 3. Disclose any Conflict of Interest

No conflicts disclosed.

ARTICLE 4. Acknowledge visitors and those wishing to speak.

No visitors present.

ARTICLE 5. Responsibilities, Who will take minutes?

Member Rapin will take minutes.

ARTICLE 6. Future Sub-Committee Meetings Schedule

Next meeting will be held Thursday morning, August 18, 2022 and continue weekly Thursday mornings at 7:30am.

ARTICLE 7. Title of the Sub-Committee

Title will be AC Airport Commerce District Zoning (AACDZ) Review Subcommittee.

ARTICLE 8. Introduction to the current zoning types the airport has

Members reviewed Chapter 14 of Zoning Ordinance: AC Airport-Commerce District as well as Zoning map of surrounding areas. Discussed Section 14.02-Intent, history of district, and differences between subzone 1 and 2. Topics and questions compiled for discussion at future meetings.

ARTICLE 9. Goals of next meeting(s)

Identified goals:

- Review prior version of Chapter 14, last amended in 2002.
- Review City of Grand Rapids Zoning ordinance for Terminal area.
- Request Counsel to provide memo on updated zoning exemptions, if any, and review of Airport Operations Facilities.

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ARTICLE 10. Any other business

No other business.

ARTICLE 11. Acknowledge visitors and those wishing to speak

No visitors present.

ARTICLE 12. Adjournment

Motion made to adjourn at 8:15am by Member Moxley, supported by Member Korstange. Passes unanimously.

Minutes

Cascade Charter Township Planning Commission

AC Airport Commerce District Zoning Review Sub-Committee

Thursday Aug 18

7:30 am

Cascade Charter Township offices - 5920 Tahoe Drive

Conference Room

ARTICLE 1. Call the meeting to order.

Meeting called to order by Subcommittee Chair Rissi at 7:32 am.

ARTICLE 2. Approve the Agenda

Motion made to approve the agenda by Member Korstange, supported by Member Rapin. Passes unanimously.

ARTICLE 3. Approve Minutes of July 28th meeting

Motion made to approve July 28th meeting minutes by Member Korstange, supported by Member Moxley. Passes unanimously.

ARTICLE 4. Disclose any Conflict of Interest

No conflicts disclosed.

ARTICLE 5. Acknowledge visitors and those wishing to speak.

No visitors present.

ARTICLE 6. Review City of Grand Rapids Zoning for terminal area

Discussed notable differences between Grand Rapids and Cascade zoning ordinances.

ARTICLE 7. Review history and or prior versions of chapter 14

Reviewed documents provided detailing history of the AC Airport Commerce District zoning.

ARTICLE 8. Updates of restrictions from legal counsel

Reviewed two opinions from counsel regarding zoning of areas containing or adjacent to airports.

ARTICLE 9. Goals of next meeting

Subcommittee identified the following goals for upcoming meetings: Continue to review packet of information provided, bring specific areas of interests and questions to be addressed by counsel at a future meeting. Look for any additional planning commission or board meeting minutes that may include information relevant to the subcommittee's work.

ARTICLE 10. Any other business

No other business.

ARTICLE 11. Acknowledge visitors and those wishing to speak

No visitors present.

ARTICLE 12. Adjournment

Motion made to adjourn at 8:05 am by Member Korstange, supported by Member Rapin. Passes unanimously.

Minutes

Cascade Charter Township Planning Commission

AC Airport Commerce District Zoning Review Sub-Committee

Thursday Aug 25

7:30 am

Cascade Charter Township offices - 5920 Tahoe Drive

Conference Room

ARTICLE 1. Call the meeting to order.

Meeting called to order by Subcommittee Chair Rissi at 7:30 am.

ARTICLE 2. Approve the Agenda

Motion made to approve the agenda by Member Rapin, supported by Member Moxley. Passes unanimously.

ARTICLE 3. Approve Minutes of Aug 18th meeting

Minutes were not available for review, will be approved at next meeting.

ARTICLE 4. Disclose any Conflict of Interest

Member Moxley noted that he had past involvement with a group that was interested in possible land use on a parcel adjacent to the airport. Subcommittee agreed this was not a concern.

ARTICLE 5. Acknowledge visitors and those wishing to speak.

No visitors present.

ARTICLE 6. Discussion of information presented at last meeting

Subcommittee noted that while there was a difference of opinion between the township and airport when the AC2 district was created, there was evidence of good working relationship and dialogue throughout the process. Revisited goals from prior discussion – to understand scope and purpose of AC2, and to understand interests of the township and citizens in the AC2 district. Storm water management being one example.

ARTICLE 7. Share 1-3 items of concern

The following were noted items of concern: understand what projects would or would not come to the Planning Commission for site review, understand role of storm water ordinance that references drain districts, not zoning districts.

ARTICLE 8. List of questions for Foster Swift

The subcommittee outlined the following questions for upcoming meeting with counsel:

- How does the updated stormwater ordinance impact AC1, AC2?
- Are there example / reference zoning ordinances that are notably more or less restrictive that may be recommended for review?
- Is it permissible for buildings in AC1 or AC2 to be built over lot lines, or across two jurisdictions?
- Would it be permissible to build an access road through AC2 to access a non-aeronautical use building in AC1?

ARTICLE 9. Goals of next meeting

If possible, subcommittee would like to review the letter presented to the township board by the airport, referenced in packet from May 20, 2002, outlining their objections to the AC2.

ARTICLE 10. Any other business

No other business.

ARTICLE 11. Acknowledge visitors and those wishing to speak

No visitors present.

ARTICLE 12. Adjournment

Motion made to adjourn at 8:20 am by Member Moxley, supported by Member Korstange. Passes unanimously.

Minutes

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

Thursday Sept 1

7:30 am

Cascade Charter Township offices - 5920 Tahoe Drive

Conference Room

ARTICLE 1. Call the meeting to order.

Meeting called to order by Subcommittee Chair Rissi at 7:31 am. All members present, along with Counsel and Township Supervisor.

ARTICLE 2. Approve the Agenda

Motion made to approve the agenda by Member Rapin, supported by Member Korstange. Passes unanimously.

ARTICLE 3. Approve minutes of Aug 18th meeting

Motion made to approve August 18th meeting minutes by Member Moxley, supported by Member Korstange. Passes unanimously.

ARTICLE 4. Approve minutes of Aug 25th meeting

Motion made to approve August 18th meeting minutes by Member Moxley, supported by Member Korstange. Passes unanimously.

ARTICLE 5. Disclose any Conflict of Interest

No conflicts disclosed.

ARTICLE 6. Acknowledge visitors and those wishing to speak.

No visitors present.

ARTICLE 7. Open discussion with legal council

- Zoning of areas near public airports and permissible uses must take into consideration the Airport Zoning Act, relevant case law, and the Zoning Enabling Act.
- Use of sub zones like AC1, AC2 is commonly found in similar zoning ordinances in other communities. While not currently in Cascade Township's ordinance, many zoning ordinances covering areas surrounding public airports refer to FAA, Aeronautics Commission, etc. Recommendation would be to include similar references in Cascade's ordinance. Site plan reviews of non-aeronautical uses, regardless of district, is commonly found in similar ordinances.
- Stormwater – Cascade's stormwater ordinance does apply to non-aeronautical uses in AC1 and AC2. The stormwater ordinance does not apply to Aeronautical-use facilities, but may be covered by other bodies.
- Access to non-aeronautical use facility in AC1 with access through AC2 would be permissible.
- Buildings that span multiple jurisdictions, lots in AC1 are permissible as they're not covered by zoning rules like setback.

ARTICLE 8. Review Letter from May 20, 2002

Helpful review of past discussion regarding proposed boundaries of AC2 as the zoning ordinance was last updated.

ARTICLE 9. Goals of next meeting

- Review definitions in ordinance of aeronautical-use. What is in our ordinance vs. FAA reference, and what reference material can counsel provide?

- Review options for overlay district covering areas adjacent to the airport, taking into consideration airport layout plan. This would not change any permissible use already in place in these areas.
- Revisit subzone and site plan review options for next steps.

ARTICLE 10. Any other business

Next meeting will be Thursday, September 22, 2022 at 7:30am.

Grand Valley Metro Council and the Airport are conducting an airport access study currently.

ARTICLE 11. Acknowledge visitors and those wishing to speak

No visitors present.

ARTICLE 12. Adjournment

Motion made to adjourn at 8:39 am by Member Moxley, supported by Member Korstange. Passes unanimously.

Meeting Minutes

Cascade Charter Township Planning Commission

AC Airport Commerce District Zoning Review Sub-Committee

Thursday, September 22, 7:30 AM

Cascade Charter Township Offices – 5920 Tahoe Drive

Conference Room

Article 1: Call the meeting to Order.

Meeting called to order by Sub-committee Chair Rissi at 7:31 am. Members present include Windy Korstange, Brian Hilbrands, Scott Rissi and Ralph Moxley. Member Rapin was unable to attend. Member Moxley is filling in as secretary. Leslie Abdoo was present and represents law firm Foster Swift (Cascade Charter Twp. consulting legal firm).

Article 2: Approve the Agenda

Motion made to approve the Agenda by Member Korstange. Motion supported by Member Rissi. Motion passes unanimously.

Article 3: Approve minutes of September 1 meeting

Motion made to approve September 1 meeting minutes by Member Korstange. Motion supported by Member Moxley. Motion passes unanimously.

Article 4: Disclose any Conflict of Interest

No conflicts noted.

Article 5: Acknowledge visitors and those wishing to speak

No visitors were present.

Article 6: Open Discussion with Legal Council (Leslie)

- Chair Rissi suggested that we meet as a Sub-committee in one week to discuss inputs from attorney Leslie Abdoo. We will then ask Leslie to attend a future meeting to discuss proposed Chapter 14 changes further. Leslie agrees.
- **Section 14.02:** Redlined additions further clarify this section.
- **Figure 14-1 Subzone Map:** Discussion of revising boundaries or converting Subzone 2 into an “Overlay District” and rezoning to ARC, Industrial, or some other underlying district.
- **Section 14.03, Airport Commerce Subzone 1:** No changes proposed due to all aeronautical facilities supportive of the airport. We can discuss if any listed uses should not be included. No site plan approval by the Township is currently required for any project in this subzone.
- **Section 14.04, Uses Permitted by Special Use Approval in Subzone 1:** Minor mineral extraction is permitted with Township approval. No changes noted.
- **Section 14.05, Subzone 1 Regulations:** Non-aeronautical facilities must meet requirements of the MAC and the FAA.
- **Subzone 2 Overlay District, Section 14.06:** Airport Overlay District is established in addition to Subzone 1. The intent is to: 1) Promote health, and safety of residents and businesses surrounding the airport; 2) Protect the approaches to the airport and surrounding airspace from encroachment; 3) Protect vulnerable land uses from negative impacts; 4) Protect state, federal and local investments in aviation infrastructure; 5) Regulate and restrict building sites, placement of structures, and land uses by separating land uses and prohibiting certain land uses that would be detrimental to airport operations.
- **Section 14.07, Uses Permitted by Right in Subzone 2:** In the Airport-Commerce Subzone 2 Overlay District no building, structure or premises shall be erected, altered or used except as one of the following specified uses (list of 9 uses follows).

- **Section 14.08, Uses Permitted by Special Use Approval in Subzone 2:** No changes from original document.
- **Section 14.09 Airport - Commerce Subzone 2 Overlay Standards** (applicable only to non-aeronautical facilities): Any property that an Airport- Commerce Subzone 2 Overlay District Area boundary includes or intersects shall conform to the overlay standards when the site plan review is requested in addition to any requirements in the underlying district. The regulations of this district are in addition to any regulations in the underlying land use district. However, these regulations supersede all conflicting regulations of the underlying land use district to the extent of such conflict, but no further.
- **Section 14.10, Site Plan Review:** Due to the unique nature of the airport, the level of review by the Township within both subzones of the Airport Commerce Zoning District shall be limited to non-aeronautical facilities.
 - 1)** All of the uses in **Section 14.03** that fall with Subzone 1 that are aeronautical facilities shall be permitted as of right and shall not require Township Site Plan review approvals. However, the applicant shall be responsible to submit a site plan indicating the location of any new curb cut to a public street in order to ensure that it meets the minimum Township standards as regulated in this Ordinance.
 - 2)** For those areas in Subzone 2, aeronautical facilities in **Section 14.07** are not subject to Site Plan review but are required to submit a site plan indicating the location of any curb-cut to a public street in order to ensure that it meets minimum Township standards in this Ordinance.
 - 3)** All other uses listed in Subzones 1 and 2 shall require Site Plan review per Chapter 21 of this Ordinance. All uses permitted by Special Use Permit in **Sections 14.04** and **14.08** shall require Site Plan review per chapters 4, 17, 21, as applicable.
- **Section 2. Amendment to Chapter 3 of Zoning Ordinance** (definition in the Aeronautics Code): **Aeronautical Facility-** Any device, physical or otherwise, that is an object of nature or that is human made that aids and is used in aeronautics.

Article 7: Goals of the next Sub-Committee meeting

Sub-committee members to review the uses outlined in AC-1 and AC-2 before our next meeting. We can then discuss those uses and establishing an Overlay district between the airport and M-6.

Next subcommittee meeting will be in one week (Thursday, September 29, 7:30 am). Member Moxley will be unavailable the following two Thursdays after that date.

Article 8: Any other business

None noted. Member Moxley was asked by Chair Rissi to also send the meeting notes to Planning Director Hilbrands for review and distribution to all Sub-committee members.

Article 9: Acknowledge visitors and those wishing to speak

No visitors noted.

Article 10: Adjournment

Motion to adjourn was made by Member Korstange. Motion supported by Chair Rissi. Motion passes unanimously. Meeting adjourns at 8:24 am.

Submitted by:

Ralph W. Moxley

Meeting Minutes

Cascade Charter Township Planning Commission

AC Airport Commerce District Zoning Review Sub-Committee

Thursday, September 29, 2022, 7:30 am

Cascade Charter Township Offices – 5920 Tahoe Drive Conference Room

Article 1. Call the meeting to order

Meeting called to order at 7:33 am by sub-committee Chair Rissi. Members present include Windy Korstange, Scott Rissi, Ralph Moxley, and Ben Rapin (by phone). Member Moxley filled in as Secretary. Planning Director Brian Hilbrands was also present.

Article 2. Approve the Agenda

Motion to approve the Agenda was made by Member Korstange. Motion seconded by member Rissi. Motion passes unanimously.

Article 3. Approve the Minutes of the September 22 meeting

Motion to approve the minutes of the September 22 meeting was made by Member Rissi Motion seconded by Member Korstange. Motion passes unanimously.

Article 4. Disclose any Conflict of Interest

No conflicts noted.

Article 5. Acknowledge visitors and those wishing to speak

No visitors were present.

Article 6. Review of information from Legal Council

Section 14.03: Items 1, 2, and 3 are exclusively aeronautic uses. Items 4 thru 19 should be considered non-aeronautic uses. Member Rissi is very concerned about hotels and motels near M-6 being used as apartments. If PUD is requested for a hotel, any occupants should be limited to 28 days.

Section 14.10: Review by the Township is limited to **non-aeronautical facilities**.

Section 14.09 Subzone 2 Overlay Standards (only applicable to non-aeronautical facilities): Sub-committee members were in favor of this approach to zoning for areas east of the airport, including the ARC zone. We suspect the residents will support this concept.

Section 14.07 Uses Permitted by Right in Subzone 2: Need to poll the people that show up for a public hearing on the issue of whether to allow an Overlay Zoning District for areas east of airport, or keep this area Agricultural (ARC).

M-6 Highway: This elevated highway acts as a natural buffer between residential and Agricultural uses east of the roadway, and future industrial uses (if allowed in an Overlay district) west of the highway. Director Hilbrands noted that some parcels in the ARC area west of M-6 have already been sold to developers.

Airport expansion in future: Area east of north-south runway is logical for facility expansion. Airport management (Roy Hawkins) has already started to plan for more hanger space in future years. Area west of Thornapple River Drive and AC Subzone 2 would be a natural area. However, utility expansion (water and sewer) into this area would be required to allow for future hangers. Overlay Industrial zoning district would allow for future airport expansion.

PUD-50 (Meadowbrook): White area south of airport and adjacent to Kraft and Industrial zoned area.

Setbacks between uses in non-aeronautical zones: Should be provided so that businesses cannot be located too close to one another. This also affects the need for building setbacks from property lines.

Public Hearing to discuss thoughts on rezoning for Overlay district: Chris and Brian are looking at October 17 for this hearing. Need to define goals for the meeting. How many are for this Overlay, and how many are against it. This will be an informal hearing, with moderate time limits (like 10 minutes per speaker). Ask public for input on specific bullet points. Keep room set up as it is currently and ask people to come up to the microphone. Brian to send out invitations that indicate this meeting is introductory and informal and we wish to hear their ideas. We are looking for feedback from residents before proceeding any further.

Sub-zone 2 at Patterson Avenue: Narrow strips of AC-2 (300 ft. wide) are not really usable with planes taking off right over these two strips of land. This appears related to signage controls more than zoning controls. Sign ordinance should reflect the zoning ordinance.

Article 7. Dates and goals of future meetings

Monday, October 3: Planning Commission meeting. Review Overlay concept with PC members. Distribute CCT zoning maps of Ford Airport. Discuss future public hearing for residents located in ARC Zone east of airport and west of M-6. Member Moxley to hand out Zoning maps to all PC members.

Thursday, October 13: Next meeting of AC Sub-committee at 7:30 am. Members Rissi, Korstange and Rapin are available for a 7:30 am meeting to further review the Overlay District concept. Member Moxley and Planning Director Hilbrands will not be available.

Monday, October 17: Planning Commission informal hearing with local neighbors in ARC district east of airport. Director Hilbrands will send out notices to residents in the affected area.

Thursday, October 20: AC sub-committee meeting at 7:30 am. Review Overlay concept as well as comments received at the October 17 Planning Commission

meeting. Member Moxley will be available. Planning Director Hilbrands will be absent that day.

Thursday, October 27: Meeting of AC Sub-Committee with Leslie Abdoo at 7:30 am. Review the Chapter 14 changes recommended by Leslie.

Article 8. Any other business

None noted

Article 9. Acknowledge visitors and those wishing to speak

No visitors were present.

Article 10. Adjournment

Motion to adjourn was made by Member Korstange at 8:21 am. Motion seconded by Member Moxley. Motion passes unanimously.

Submitted by:

Ralph W. Moxley, AIA, LEED AP

Interim Recording Secretary

Minutes

Cascade Charter Township Planning Commission

AC Airport Commerce District Zoning Review Sub-Committee

Thursday October 13

7:30 am

Cascade Charter Township offices - 5920 Tahoe Drive

Conference Room

ARTICLE 1. Call the meeting to order.

Meeting called to order at 7:32am. Members present: Rissi, Korstange, and Rapin.

ARTICLE 2. Approve the Agenda

Motion to approve the agenda was made by Member Rapin, seconded by member Korstange. Motion passes unanimously.

ARTICLE 3. Approve minutes of Sept 29 meeting

Approval of minutes tabled to allow for input of those not present.

ARTICLE 4. Disclose any Conflict of Interest

No conflicts disclosed

ARTICLE 5. Acknowledge visitors and those wishing to speak.

None present

ARTICLE 6. Continue Review of Information from Legal Council

Consideration of overlay district: Overlay district would allow for greater flexibility with appropriate oversight of use without any changes to underlying zoning.

Public input will be critical in determining path forward. Overlay district discussed would use M6 as proposed boundary.

ARTICLE 7. Goals of next meeting

Recommended agenda for meeting with public (10/17)

- Welcome & Intro (Chris)
 - o explanation of who was invited based on proximity
 - o Not intended to be a presentation of possible changes, subcommittee reserving any proposal until input is considered.
- Intro and background of subcommittees work (Scott)
 - o Review of zoning for best use with appropriate oversight and opportunity for input on development
- Review of current zoning map (Brian)
 - o Explain potential uses for each area
- Strategic plan reviewed for context (Chris)
 - o What direction can be gleaned from that work
- Ask for input on best proposed use of land (Chris)
 - o 5 minutes to present comments
 - o Invite commenter to note their property on aerial map

Next Subcommittee meeting (10/20)

- Review input presented at 10/17 meeting
- Review text of proposed changes in greater detail
- Discuss application of changes on the map

ARTICLE 8. Any other business

No other business

ARTICLE 9. Acknowledge visitors and those wishing to speak

None present

ARTICLE 10. Adjournment

Meeting adjourned

Minutes

Cascade Charter Township Planning Commission

AC Airport Commerce District Zoning Review Sub-Committee

Thursday October 27

7:30 am

Cascade Charter Township offices - 5920 Tahoe Drive

Conference Room

ARTICLE 1. Call the meeting to order.

Meeting called to order at 7:35am. Members present: Rissi, Korstange, and Moxley (by phone). Planning Director Brian Hilbrands was also present.

ARTICLE 2. Approve the Agenda

Motion to approve the agenda was made by Member Korstange, seconded by member Rissi. Motion passes unanimously.

ARTICLE 3. Approve minutes of October 13 meeting

Motion to approve the minutes of the October 13 meeting was made by Member Rissi, Motion seconded by Member Korstange. Motion passes unanimously.

ARTICLE 4. Disclose any Conflict of Interest

No conflicts disclosed

ARTICLE 5. Acknowledge visitors and those wishing to speak.

None present

ARTICLE 6. Continue Review of Information from Legal Council

Consideration of overlay district: Overlay district could allow flexibility, such as allowing aeronautical uses on parcels that are not zoned AC Zones 1 or 2. It could be helpful for the areas both southwest and southeast of the airport. It could also allow for additional setback or bufferyard requirements to be put in place.

Member Rissi requested that information regarding the stormwater ordinance requirements for the area around the airport be brought to a future meeting.

It was determined that a discussion regarding the future land use of the area to the southeast of the airport should be held at the next meeting.

ARTICLE 7. Goals of next meeting

Next Subcommittee meeting (11/3)

- Discuss map and zoning boundaries
- Discuss future land use in area SE of the airport.

ARTICLE 8. Any other business

No other business

ARTICLE 9. Acknowledge visitors and those wishing to speak

None present

ARTICLE 10. Adjournment

Meeting adjourned at 8:29am.

Meeting Minutes

Cascade Charter Township Planning Commission

Airport Commerce District Zoning Review Sub-Committee

Thursday, November 3, 2022, 7:30 am

Cascade Charter Township Offices - 5920 Tahoe Drive

Article 1. Call the meeting to order

Meeting called to order at 7:30 am by Chair Rissi. Members present include Windy Korstange, Ben Rapin, Ralph Moxley, and Planning Director Brian Hilbrands.

Ralph Moxley to take today's meeting minutes. A cell phone is to be utilized for recording of our discussions.

Article 2. Approve the Agenda

Motion to approve was made by member Korstange. Motion seconded by member Moxley. Motion approved.

Article 3. Approve minutes of the October 27 meeting

Motion to approve was made by member Korstange. Motion seconded by member Moxley. Motion approved.

Member Rissi asked that minutes of September 29 be reviewed. Minutes to be tabled until next meeting since several members have not had a chance to review the Sept. 29 meeting minutes.

Article 4. Disclose any Conflict of Interest

No conflicts noted.

Article 5. Acknowledge visitors

Greg Bol from Visser Development Corp. attended the meeting. Visser owns parcel of property at 5111 Thornapple River Drive, north of 48th street (80 acres). Chair Rissi invited Greg Bol to feel free to jump in with comments and thoughts.

Concerned that 80 acre site was Master Planned to be zoned Industrial. He is also concerned about Cascade Township survey of community that Visser was not aware of.

Article 6. Discussion of map boundaries for current zoning and future land use

A. We need to define AC-1 and AC-2 boundaries and possible revisions before we ask Leslie to come back in again.

B. Planning Commission Chair Noordyke had asked the Airport sub-committee to review the land use and zoning for areas outside the airport property. This includes land east of the airport and west of M-6. This was **not** an official motion by the PC. This request includes consideration of establishing a possible "Overlay" district for ARC areas east of the airport property boundary, and for Industrial zoned areas. This Overlay district could include land on both sides of Thornapple River Drive from 36th Street on the north side of the airport, south to M-6 near 60th street. The Overlay could also include land between the railroad ROW and I-96, and the Industrial zone east of Kraft and north of 52nd Street.

C. AC Sub 2 at NW corner near Patterson and railroad ROW would be changed to Industrial.

D. Member Rissi attended the CCT Board of Trustees meeting last night. He noted that **Grand Valley Metro Council** suggested a new access road connecting Thornapple River Drive near 52nd Street to 60th Street and running parallel to, and slightly west of M-6. This will help reduce future truck traffic on Thornapple River Drive south of M-6 (residential areas).

E. AC Sub 2 north of 48th Street and west of Thornapple River Drive is correctly shown. Twenty years ago this area was disputed by the airport management. They thought it was part of AC Sub 1.

F. ARC zoned area south of 52nd Street and west of Kraft is a cemetery.

G. Discussed changing AC Sub 2 zone along Patterson Ave. to AC Sub 1. This would not include the area at railroad ROW near the County Road Commission garage and weather station (PUD-48).

H. What is the boundary of the Overlay district? Underlying zoning should not matter.

I. Area south of 52nd Street east of AC Sub 1 and west of M-6 would be very difficult to develop because of the low topography in this area. Overlay district may stop at 52nd Street.

J. Overlay district to include area east of Kraft and south of 52nd Street down to 60th Street.

K. **Motion by member Korstange:** Change NW corner parcel to Industrial. All of the remaining AC Sub 2 areas to be changed to AC Sub 1. Motion seconded by member Rapin. Motion approved unanimously.

L. **Motion by member Korstange:** Create an Overlay district SE of airport to M-6, and east of Kraft Ave. and north of 52nd Street. The northern boundary of the Overlay district should be 36th Street. Supported by member Rapin. Motion approved unanimously.

M. Future land use: Concerns voiced by member Korstange about allowing Industrial zoning along Thornapple River Drive due to truck traffic that would be generated by future warehouses or factories. Concern expressed that opening a door to Industrial zoning would allow many possibilities that could result in very dense development in this area.

O. We could propose Overlay District A and Overlay District B. We could then specify setbacks from property lines.

P. We could allow PUDs at east Overlay district which would give the Planning Commission greater control than making it all an Industrial zone.

Article 7. Goals of next meeting

We should plan on further discussion of Overlay district southeast of the airport. Goal is to look at PUD for the east Overlay district that is less dense. This would be a good compromise. Proposed PUDs would require a proposed plan from the developers. That plan would then be reviewed by the Planning Commission.

Public members attending this meeting next week should come prepared with ideas for us to consider.

We will hold off on asking Leslie to attend the next meeting.

Article 8. Any other business

Member Moxley to develop meeting notes from today and at the meeting on November 10 since member Rapin will be out of town. Member Moxley sought direction on how detailed the meeting minutes need to be. Member Moxley to send rough draft of meeting notes to all sub-committee members for their review. Once he has their feedback then he will send the final notes to Planning Director Hilbrands.

Article 9. Acknowledge visitors

Greg Bol appreciated the opportunity to attend. He plans to attend other sub-committee meetings, especially since our focus is on areas east of the airport.

Article 10. Adjournment

Motion to adjourn was made by member Korstange. Motion seconded by member Moxley. Motion approved. Meeting adjourned at 8:40 am.

Our next meeting will be **Thursday, November 10 at 7:30 am**. Member Rapin will be out of town that day.

Submitted by: Ralph W. Moxley, AIA, LEED AP

Interim Secretary

Meeting Minutes

Cascade Charter Township Planning Commission

Airport Commerce District Zoning Review Sub-Committee

Thursday, November 10, 2022, 7:30 am

Cascade Charter Township Offices – 5920 Tahoe Drive

Article 1. Call the meeting to order

Meeting was called to order at 7:32 am by Chairman Rissi. Members present included Windy Korstange, Ralph Moxley, Scott Rissi and Planning Director Brian Hilbrands. Ralph Moxley will record today's meeting minutes. A cell phone will be utilized for the recording of our discussion.

Article 2. Approve the Agenda

Motion to approve was made by member Korstange. Motion seconded by member Moxley. Motion approved.

Article 3. Approve minutes of the Sept. 29 and Nov. 3 meetings

Motion to approve minutes of Sept. 29 was made by member Korstange. Motion seconded by member Moxley. Motion approved.

Motion to approve minutes of Nov. 3 was made by member Korstange. Motion seconded by member Moxley. Motion approved.

Article 4. Disclose any Conflicts of Interest

No conflicts were noted.

Article 5. Acknowledge visitors and those wishing to speak

Greg Bol from Visser Corp. attended the meeting. Also joining the meeting were Heath Baxter of EG Development, and Doug Todd of JADA Development (Berkshire Hathaway).

Article 6. Discussion of possible Overlay zoning districts

A. Concern voiced by member Korstange that we have not yet defined what **AC-1** or **AC-2** will be as an Overlay zoning district, but yet we are beginning to approve

locations of the Overlay districts. We should define the Overlay districts first before selecting locations.

B. We had discussed at the last meeting that the **AC-2** districts along Patterson should become **AC-1** districts. The only exception was the parcel at the NW corner next to the railroad ROW. That parcel should be shown as Industrial (**I**).

C. We discussed at the last meeting that the **AC-2** parcel at the east side of the airport, next to and on both sides of 48th street, should become **AC-1**.

D. We discussed at the last meeting that the **AC-2** parcel at the NE corner next to Thornapple River Drive and the long thin **AC-2** parcel extending along Thornapple River Drive should become **AC-1**.

E. The sub-committee should have a meeting with the Township's Economic Development Director. That staff member should bring us a report on future land use, and be prepared to present to the Planning Commission and the Board of Trustees. What is the demand for Industrial (**I**) zoned land in this Township? What properties in Cascade Township are available in Industrial zoned areas?

F. Developers attending the meeting noted that there is "zero" Industrial zoned land available for sale in Kent County. Cascade Charter Township provides an opportunity for future Industrial zoning near the airport.

G. For the areas being considered for Overlay Industrial (**I**) what should be the limitations on the developers - density, height, setbacks, and landscape? We need to discuss Industrial zoning limitations with our Legal Counsel. Transitional Industrial (**TI**) zoning specifically spells out the restrictions. Chair Rissi prefers Industrial (**I**) standards on setbacks because they are greater than Transitional Industrial (**TI**) setbacks.

H. The Future use Industrial area could be zoned either Transitional Industrial (**TI**), or Industrial (**I**).

I. Existing **AC-2** areas on west side of the airport (near Patterson) are more appropriate for restaurants and motels/hotels. Existing **AC-2** areas on east side of airport are more appropriate for Industrial uses.

J. We will need Legal Counsel's assistance in defining what "Overlay A" area should include: Agricultural (**ARC**), Industrial (**I**), or Transitional Industrial (**TI**)?

K. Planning Director Hilbrand made copies for members of Chapter 13. "**I-Industrial District**" and Chapter 13a. "**TI-Transitional Industrial District**".

L. Original meetings with Legal Counsel focused on **AC-2** and **AC-1** zones. Later discussions expanded into the **ARC** zones on the east side of the airport. Planning Commission Chair Noordyke requested that we look at the **ARC** areas and what future uses could be allowed in this area.

M. Member Korstange is open to hearing from the Developers as to what they see as realistic requirements for an Industrial (**I**) Overlay zone.

N. Sub-Committee members need some time to read, absorb and react to the documents handed out at this meeting (Chapter 13 and Chapter 13a).

O. Mr. Bol stated that they feel most developers would be looking for very light Industrial zoning - mostly Assembly, Storage, Warehousing and Distribution. Manufacturing is not needed. Parcels would need to be reviewed for compliance with Township planning requirements.

P. We should propose the Overlay zones as **PUDs** and then require the Developers to come into the Planning Commission for site plan approval for setbacks, building heights, landscaping, fencing, etc.

Q. Warehousing and Storage uses are already in **AC-2** zones.

R. Member Korstange is very concerned about possible Warehouses in these Overlay zones. The existing Amazon warehouses next to M-6 are enormous structures and would not be a good fit for the Overlay areas.

S. Major issue along Thornapple River Drive east of the airport is the lack of public utilities in this area. There is money available at the State of MI to help local communities with utility development. Genesee County is getting help on utility upgrades from the State of MI.

T. Member Korstange feels that while it may be hard for us to define what is to be included in the Overlay districts, the clearer we can be in defining what is an acceptable use, our chances of getting PC and BOT approval improves. She also has concerns about Distribution facilities because of the truck traffic related to this usage.

U. Our job now as a sub-committee is to give Planning Director Hilbrands recommendations that he can send to legal counsel to develop the language for new Overlay districts. We need to outline acceptable uses for the Overlay districts.

V. Larger lot sizes will help determine lower density and create larger setbacks.

W. Mr. Bol noted that setbacks from Thornapple River Drive will be crucial. Setbacks between the buildings along Thornapple River Drive will be less crucial.

X. Front yard setbacks should require berms and landscaping to soften the view of the buildings from the Thornapple River Drive roadway.

Y. Mr. Bol stated the fact that **one acre = 43, 560 SF**. He also noted that Visser currently owns 76 acres east of the airport.

Z. Current Industrial minimum lot size is 2 acres. Preferred minimum should be 5 acres.

AA. Member Korstange prefers to see a mix of buildings along Thornapple River Drive as opposed to all large buildings or warehouses. A smaller number of possible uses may help us achieve a lower density look.

BB. Chair Rissi feels that setback minimums along Thornapple River Drive should be greater than any side yard setbacks. Also, we should try to minimize curb cuts on Thornapple River Drive.

CC. Member Korstange feels that there needs to be a traffic light at 52nd Street and Thornapple River Drive. Several businesses could face onto 52nd Street. There could be many trucks coming out onto Thornapple River Drive at that intersection.

DD. Mr. Bol noted that to attract future employees and future customers the businesses in this area will want to have generous setbacks and visually appealing landscaping.

EE. Member Moxley discussed the draft zoning map that he developed based on past sub-committee discussions. Revisions discussed: 1) Make the parcel at Patterson and railroad ROW an Industrial zone; 2) Make parcel east of Kraft and north of 52nd Street Overlay B; 3) Areas north of Railroad ROW to be shown as Overlay A; 4) Plan to be updated and then sent over to Director Hilbrands to send to legal counsel to update overlay district language.

Article 7. Goals of next sub-committee meeting

Discussion of what uses should be included in Overlay A and Overlay B.

Article 8. Any other business

None noted.

Article 9. Acknowledge our visitors and those wishing to speak

Visitor attendance is welcome and interaction was greatly appreciated by sub-committee members.

Article 10. Adjournment

Our next meeting will be held on **Wednesday, Nov. 16th at 7:30 am**. This date will allow member Rapin and Planning Director Hilbrands to join us.

There will be no sub-committee meeting on **Thursday, Nov. 24** (Thanksgiving).

Legal counsel Abdoo will be asked to attend the **Thursday, December 1st** meeting.

Motion to adjourn was made by member Korstange. Motion seconded by member Moxley. Motion approved. Meeting adjourned at 8:35 am.

Ralph W. Moxley, AIA, LEED AP
Interim Recording Secretary

Meeting Minutes

Cascade Charter Township Planning Commission

AC Airport Commerce District Zoning Review Sub-Committee

Wednesday November 16, 7:30 am

Cascade Charter Township offices - 5920 Tahoe Drive

Conference Room

ARTICLE 1. Call the meeting to order.

Meeting called to order at 7:29am. All members present.

ARTICLE 2. Approve the Agenda

Motion to approve was made by member Rapin, seconded by member Moxley. Motion approved.

ARTICLE 3. Approve minutes of November 10 meeting

Motion to approve minutes with noted corrections made by member Korstange, seconded by member Rissi.

ARTICLE 4. Disclose any Conflict of Interest

No conflicts noted.

ARTICLE 5. Acknowledge visitors and those wishing to speak.

No guests present.

ARTICLE 6. Discussion of potential overlay district

Draft overlay map presented with overlay A & B noted for discussion. One clarification: Overlay A to include areas south of 36th, north of CSX Railway, east of Kraft, and other areas extending

east of N/S runway up to I96 and M6. Overlay B to include areas east of Kraft and north of M6.

Committee noted map areas labeled overlay B would be best suited to include uses noted in draft amendment to chapter 14 provided previously by legal counsel.

Committee noted map areas labeled overlay A would be best suited for the following uses by right: Building & Trades, Recreation, Schools, Churches, Warehousing, Light Assembly, Storage, Research & Development, Laboratories. Manufacturing, Trucking/Freight, and contractor yards permitted by special use.

Committee proposes 100' setback and landscape buffer, to be approved by Planning Commission, for any properties facing Thornapple River Dr to preserve open space along roadside.

To minimize curb cuts, committee suggests no more than one curb cut on Thornapple River Dr per parcel. Preference would be that all access to parcels be made through service drives.

To promote lower density use in Overlay A committee suggests setbacks that match those found in the Industrial use area.

Committee proposes minimum lot size of 3 acres in overlay A.

ARTICLE 7. Goals of next meeting

Review strategic planning survey and feedback.

Review storm water documentation.

Review additional uses in overlay A, B suggested by Planning Director or Legal Counsel outside those proposed above.

Request/Review the following from Economic Developer

- **Number of industrial properties in the greater Grand Rapids area currently available or sold within the last 12 months. If possible, note those vacant/build to suit vs. existing.**
- **What positive or negative economic impact (tax base, employment) would changing the future zoning of this area have on the township? (Brief summary)**

ARTICLE 8. Any other business

Next meeting will be held December 1, 2022 at 7:30am.

ARTICLE 9. Acknowledge visitors and those wishing to speak

No guests present.

ARTICLE 10. Adjournment

Motion to adjourn at 8:57am made by member Rapin, seconded by member Moxley. Motion passes.

Minutes

Cascade Charter Township Planning Commission

AC Airport Commerce District Zoning Review Sub-Committee

Thursday December 1, 7:30 am

Cascade Charter Township offices - 5920 Tahoe Drive

Conference Room

ARTICLE 1. Call the meeting to order.

Meeting called to order at 7:30am, all members present.

ARTICLE 2. Approve the Agenda

Motion to approve was made by member Moxley, seconded by member Rapin. Motion approved.

ARTICLE 3. Approve minutes of November 16 meeting

Correction to Nov. 16 minutes - adjournment motion should be updated to reflect Member Moxley supported, not Member Rapin.

Motion to approve minutes was made by member Moxley, seconded by member Rissi. Motion approved.

ARTICLE 4. Disclose any Conflict of Interest

None noted

ARTICLE 5. Acknowledge visitors and those wishing to speak.

Two visitors present, none wished to speak.

ARTICLE 6. Presentation by Sandra Korhorn, Economic Development Director

Packet reviewed including industrial vacant parcels or industrial buildings for sale or sold within last 12 months.

7 vacant parcels currently for sale in Kent County, none in Cascade Township. 39 industrial building in varying sizes available, 9 over 50,000 and majority under 26,000 sq ft (roughly size of Kingsland Ace for reference.)

66 industrial buildings available for lease in Kent County, 2 in Cascade. 27 on the list were over 100,000 sq ft.

8 Parcels near airport are Exempt from property taxes. Taxable values reviewed based industrial or non-industrial use.

There is currently a demand and need for industrial land and buildings, and there is limited supply. Example shared of business currently in Cascade looking to expand but currently landlocked, so looking elsewhere. Cascade is a desirable hotspot, but there are challenges with parcels currently available.

Rezoning of properties subcommittee has been reviewing would have a positive economic impact on the township. Taxable values would increase, growth in jobs, positive impact on other businesses in Cascade, etc.

ARTICLE 7. Review Language for Proposed Overlay District and Chapter 14 Amendments

Counsel provided feedback for committees review for future conversation. Naming convention for the sub zones and uses proposed in sub zones reviewed. Overlay standards updated and site plan review noted still in place for non-aeronautic use in all areas.

Benefit of overlay allows for flexibility without rezoning underlying district, but review of ARC will be needed to compare what is proposed for any potential industrial use.

ARTICLE 8. Goals of next meeting

Next meeting will be Thursday December 15th, 7:30am

Review Subzone A language proposed by Counsel and any other questions we think of after reviewing proposed ordinance.

Review Community Survey & Feedback

ARTICLE 9. Any other business

No other business

ARTICLE 10. Acknowledge visitors and those wishing to speak

Tim Mroz - Sr. VP from Right Place – raised concern that property listings may be overly “generous,” actual inventory is typically much less. In his experience a third would already be under contact or spoken for.

ARTICLE 11. Adjournment

Motion to adjourn at 8:20 am was made by member Moxley, seconded by member Korstange. Motion approved.

Minutes

Cascade Charter Township Planning Commission

AC Airport Commerce District Zoning Review Sub-Committee

Thursday December 15 7:30 am

Cascade Charter Township offices - 5920 Tahoe Drive

Conference Room

ARTICLE 1. Call the meeting to order.

Meeting called to order at 7:31am. All members present.

ARTICLE 2. Approve the Agenda

Motion to approve made by member Moxley, supported by member Rapin. Motion approved.

ARTICLE 3. Approve minutes of December 1 meeting

Motion to approve made by member Korstange, supported by member Rapin. Motion approved.

ARTICLE 4. Disclose any Conflict of Interest

None noted

ARTICLE 5. Acknowledge visitors and those wishing to speak.

One visitor present, no comments.

ARTICLE 6. Review Language for Proposed Overlay District and Chapter 14 Amendments

Reviewed language of proposed chapter 14 changes with counsel.

Discussion of underlying zoning of area, associated requirements, and potential use of parcels in overlay district. Desire expressed to allow for existing ARC use in noted areas – specifically that proposed changed shouldn't disallow for existing use. Need to determine wording for how that affects portion where AC and overlay overlap.

Discussion of overlay uses, special uses, and uses by right allowed with proposed expansion of AC to include AC2. Discussed proposed language to allow for standards, with ability for Planning Commission to consider and grant exceptions.

ARTICLE 7. Review of Strategic Plan Survey and Results

Discussed survey instrument, survey results, and best ways to balance survey feedback with the feedback received in person by neighbors noticed by the Planning Commission.

ARTICLE 8. Goals of next meeting

Discuss storm water handling around proposed

Review proposed changes to map discussed during today's meeting.

ARTICLE 9. Any other business

Next meeting to be Thursday 12/28 7:30am

ARTICLE 10. Acknowledge visitors and those wishing to speak

One visitor present, expressed concern over efforts to seemingly prevent development in this area.

ARTICLE 11. Adjournment

Motion to adjourn at 8:52am made by member Moxley, supported by member Korstange. Motion approved.

Minutes

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

Wednesday December 28 7:30 am

Cascade Charter Township offices - 5920 Tahoe Drive
Conference Room

ARTICLE 1. Call the meeting to order.

Meeting called to order at 7:33am, all members present.

ARTICLE 2. Approve the Agenda

Motion to approve agenda made by member Moxley, supported by member Korstange. Motion approved.

ARTICLE 3. Approve minutes of December 15 meeting

Motion to approve minutes made by member Korstange, supported by member Moxley. Motion approved.

ARTICLE 4. Disclose any Conflict of Interest

None noted.

ARTICLE 5. Acknowledge visitors and those wishing to speak.

No visitors present.

ARTICLE 6. Review Language for Proposed Overlay District and Chapter 14 Amendments

Added since last meeting:

- Recreational uses added to section 14.03

- Clarification for AC1 non-aeronautical uses added in sections 14.07 and 14.08.
- Clarification for non ARC uses subject to I standards in section 14.09.
- Subzone B uses permitted by right updated to include uses permitted in underlying zoning district in sections 14.11 and 14.12.
- Added/clarified language applicable to non-aeronautical facilities in section 14.13.

Further changes to make:

- 14.03 – Add schools as permitted use.
- 14.07 – Remove number 8, Parking Structures. Move number 10, government buildings to section 14.08.
- 14.08 – Remove 1, Auto Service, remove 2, mineral extraction, remove 3, antenna/towers.
- Update language for setbacks and curb cuts in section 14.09.
- Clarify 14.07 number 11, and 14.08 number 7 to reflect exceptions for AC/ARC.
- Intent – update wording to reflect transitional use area between airport and residential.
- Map needs updating to reflect labels used in proposed changes to section 14.
- All other references to AC in full ordinance would need to be updated if proposed changes to section 14 are adopted.

ARTICLE 7. Review Stormwater Requirements for Airport Area

As worded, township stormwater standards do not apply to aeronautical uses in AC zoning district. Any non-aeronautical use in the zoning district would be subject to the stormwater ordinance and standards.

ARTICLE 8. Goals of next meeting

Today is last meeting for member Rapin. Member Moxley will take over minutes during future meetings.

Review final changes to the map.

Review township stormwater ordinance and federal stormwater standards applicable to AC district to become more familiar, see how they are similar or different.

Review further changes as proposed in draft ordinance language.

ARTICLE 9. Any other business

Next meeting will be January 5, 7:30am.

ARTICLE 10. Acknowledge visitors and those wishing to speak

None present.

ARTICLE 11. Adjournment

Motion to adjourn at 8:22am made by member Moxley, supported by member Korstange. Motion approved.

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

Meeting Minutes

Cascade Charter Township Planning Commission

AC Airport Commerce District Zoning Review Sub-Committee

Thursday, January 19, 2023

Cascade Charter Township offices

ARTICLE 1: Call the meeting to order

Meeting called to order by Chairman Rissi at 7:33 am. All current sub-committee members were present – Scott Rissi, Windy Korstange, and Ralph Moxley. Also present was Planning Director Brian Hilbrands.

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 the January 12 meeting

Planning Director Hilbrands recommended that the first paragraph on page two of the meeting minutes be deleted after speaking with legal counsel Abdoo. She recommended that we include the language highlighted in the second paragraph of page 2. She feels this language better reflects what she was saying to us regarding stormwater standards.

With that change made, member Rissi made a motion to approve the meeting minutes using the highlighted paragraph on page 2. Member Korstange seconded the motion. The motion was 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 final draft of Map with Proposed Amendments

Maps provided by Planner Hilbrands. He worked with REGIS staff to develop these two proposed zoning maps for our sub-committee. Consensus was that they were excellent maps.

There were four notes on the base plan that said "AC Sub 2". These should all be removed.

The Overlay B cross-hatch pattern needs to be shifted down slightly (about 1/8").

Motion to approve with noted changes made by member Rissi. Motion seconded by member Korstange. Motion approved.

Member Moxley requested that the aircraft noise contours (several red lines near runways) be removed. Director Hilbrands will check with REGIS staff person to see if that is possible.

ARTICLE 7: Discuss Sub-committee presentation to Planning Commission

Member Rissi typed up the original document and sent it out to others for review. Member Moxley made format changes to make it easier to read. All agreed to use the later version for our review today. Member Moxley will save this version and continue updating with any changes we agree to today.

All agreed that the order listed for Options 1, 2 &3 was good and should remain as shown.

Member Korstange asked that when we send this out to Planning Commission members we include the current zoning plan for this area.

Option 1:

- First sentence of first paragraph: **Maintain current master plan and future land use.**
- 1st Cons: We have not **directly asked the Cascade residents, thus far. However, based on non-formal comments,** we think they would say...
- 2nd Cons: Industrial zoning, whether Transitional or normal Industrial, allows a **wide variety of uses in this area. See attachments.**

Option 2:

- 3rd Cons: Delete "as part of their retirement".
- 4th Cons: Again, this area has been **planned** for development **as Industrial** for over 20 years.
- 6th Cons: delete "in this area" from first sentence.

- 7th Cons: Change to “Potentially, this change allows for the most drastic changes to this area to happen in the future.”

Option 3:

- 8th Pros: Delete this sentence entirely.
- 10th Pros: Delete “more so than the other options”
- 12th Pros: Revise second sentence to say “The other options would most likely be changed at a future date.”
- Add to Pros: “Increased tax base”
- Add to Pros: “Adds more jobs”
- Add to Pros: “Research has shown, and proven, there is a need for more Industrial zoned areas in the Grand Rapids region.”
- 3rd Cons: Change to “No heavy Industrial”
- Add a Summary statement: See draft of Chapter 14 Amendments for specific changes related to Option 3. If any option other than Option 3 is chosen, we need to have further discussions about changes.

The sub-committee presentation to the Planning Commission will be on Monday, February 6.

Sandra Kohorn will be asked to make her presentation to PC on Monday, January 30. She should go first before Ben Swayze.

Brian Hilbrands to send out the Overlay map to PC members after the January 30 meeting. At that meeting we need to encourage PC members to drive thru the area east of the Airport before the February 6 meeting so they are familiar with the current land use between Thornapple River Drive and M-6.

ARTICLE 8: Review language for Proposed Overlay District and Chapter 14 Amendments

Provide most current proposed Overlay map in Chapter 14 packet.

Section 14.05, AC District Regulations, #2: “No more than 1 curb cut off of Thornapple River Drive, except as otherwise approved by the Planning Commission.” Brian Hilbrands to ask legal counsel Abdoo about this wording. The Airport will need more than one curb cut along Thornapple River Drive.

Section 14.08: Added the following “5. Any governmental buildings, offices, or other facilities including, but not limited to, law enforcement facilities and county Road Commission facilities.

ARTICLE 9: Goals of next sub-committee meeting

Next meeting of the sub-committee will be on Monday, January 30. Legal counsel Abdoo will be present at that meeting.

ARTICLE 10: Any other business

No issues were raised.

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 at 8:49 am.

Meeting Minutes

Cascade Charter Township Planning Commission

AC Airport Commerce District Zoning Review Sub-Committee

Monday, January 30, 2023

Cascade Charter Township offices

ARTICLE 1: Call the meeting to order

Meeting called to order by Chairman Rissi at 7:33 am. All current sub-committee members were present – Scott Rissi, Windy Korstange, and Ralph Moxley. Also present was Planning Director Brian Hilbrands.

ARTICLE 2: Approve the Agenda

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

ARTICLE 3: Approve minutes of the January 19 meeting

Member Korstange made a motion to approve the meeting minutes. Member Moxley seconded the motion. Motion was approved.

ARTICLE 4: Disclose any Conflicts of Interest

No conflicts of interest were noted.

ARTICLE 5: Acknowledge visitors and those wishing to speak

Chad Antuma was present. Chad is an attorney and is representing one of the current property owners. A map of the AC District and the draft Chapter 14 Amendments were provided to Chad.

ARTICLE 6: Review Stormwater requirements for Airport Commerce area

Legal counsel Abdoo reviewed the changes to the Stormwater Ordinance. Changes were minor and aligned with the Stormwater Ordinance that Kalamazoo uses.

Section 1.04 of the Stormwater Ordinance was modified by removing paragraph e, which states: "Construction, development or redevelopment associated with aeronautical facilities at the Gerald R. Ford International Airport."

Language added to **Section 2.01** of the Stormwater Ordinance regarding uses with NPDES permits. Sub-paragraph 3 allows the Township to require proof of compliance with NPDES

permits. Language is more general and open-ended so we do not limit ourselves, and we have more flexibility (which works for both sides). Proposed language does not conflict with State of Federal regulations.

This language can be used for many other uses besides the Airport (Industrial zones).

If the property owner has an **NPDES** permit they do not need to comply with the Township Stormwater Ordinance in addition to the **NPDES** permit.

Other municipalities in Michigan do not call out the airports in their Stormwater ordinances. They usually just refer to **NPDES** requirements.

Industrial uses do not need to comply with Township Stormwater Ordinance if they are complying with **NPDES** permit requirements.

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

Section 14.08, paragraph 5: Delete the yellow highlights, but leave the language provided.

Section 14.05, paragraph 2: Leave as it is currently written.

Provide the updated Overlay district map into the Chapter 14 Amendments document.

ARTICLE 8: Review final draft of map with proposed Amendments

Sound contour lines have been removed from the Overlay map. This makes it much easier to read. Overlay B was moved to the south to better align with 52nd Street.

ARTICLE 9: Discuss sub-committee presentation to the Planning Commission

Option 1, Pros (first paragraph): Modify to say: "Allows time to pass **so** our current zoning can dictate what happens."

Option 2, Cons (seventh paragraph): Modify to say: "This option **is** likely to have the most negative feedback from all parties and citizens."

Option 3, Cons (last sentence at bottom of page): "If any other option than Option 3 is chosen, we need to have further discussions about changes **to the AC District.**"

Planning Commission presentation format (PC meeting planned for Feb. 6):

- a) Someone needs to stand at the podium and have the map be displayed to all by the camera.
- b) Need to be as clear as possible at this meeting to avoid future misunderstanding by PC members (and BOT members that may be watching the PC meeting).
- c) Best if Chairman Rissi is at the podium and can point to the map and be prepared to answer questions as they come up.

- d) Chairman Rissi to be the sole presenter of information. Other sub-committee members can add thoughts and comments, if needed.
- e) If Chairman Rissi forgets to mention something important, any one of the sub-committee members should simply put their hand up to be recognized, and then fill in what information may have been missed.
- f) Chairman Rissi knows the history of zoning in this area better than anyone else on the PC, so he will be able to present effectively and answer many of the questions that may come up from PC members.
- g) PC members should be encouraged to drive out to the area east of the Airport and observe the local conditions and land use in the Overlay A area.
- h) Planning Director Hilbrands to send out a package of the documents to all PC members in the next day. They can become familiar with the information before the meeting.
- i) Packet to include red underlined version of Chapter 14 Amendments, and a simpler version of same without the red underlines.
- j) Sandra Korhorn is not available to present her study on Feb. 6. Brian will include the Industrial properties study in the packet being sent to PC members. Brian will also present the information at the beginning of the PC meeting.

ARTICLE 10: Goals of the next meeting

No future meetings of the sub-committee are planned at this time. Presentation to the Planning Commission is planned for February 6, 2023.

ARTICLE 11: Any other business

No other business was discussed.

ARTICLE 12: Acknowledge visitors and those wishing to speak

No comment from the one guest.

ARTICLE 13: Adjournment

Meeting moved to adjourn by member Moxley. Motion seconded by member Korstange. Motion approved and meeting adjourned at 8:24 am.

Meeting Minutes

Cascade Charter Township Planning Commission

Airport Commerce AC District Zoning Review Sub-Committee

Tuesday, March 14, 2023

Cascade Charter Township Offices

Front Conference Room

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, Joe Engel, and Ralph Moxley. Also present was Planning Director Brian Hilbrands.

ARTICLE 2: Approve the Agenda

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

ARTICLE 3: Approve minutes of the January 30 meeting

Member Korstange made a motion to approve the January 30 meeting minutes. Chairman Rissi seconded the motion. Motion was approved.

ARTICLE 4: Disclose any Conflicts of Interest

No conflicts of interest were noted.

ARTICLE 5: Acknowledge visitors and those wishing to speak

No visitors were in attendance at this meeting.

ARTICLE 6: Discussion of AC Zoning District

The presentation to the Cascade Charter Township Board of Trustees by Scott and Chris went well. They are fully supportive of Option No. 2 as recommended by the Planning Commission.

Hotels are allowed in the **AC Zone**, but not in Overlay A area. Overlay A will now stop at the edge of the Airport property and not extend into the **ARC Zone**. Overlay A works for the **AC-1** and **AC-2** zones on the east side of the Airport. **AC-2** areas on the west side of the Airport can

now be shown as part of **AC-1**. Overlay B areas on the SW side of the Airport allows for aircraft operations in this area, therefore allowing the Airport flexibility to expand in this direction.

The area south of 36th Street and north of the railroad, east of Kraft and west of Thornapple River will no longer be included in Overlay A. This area is zoned **Industrial**. This zoning will allow for future gas stations for filling up rental cars before returning them.

Planning Director Hilbrands to have the Zoning Map updated to revise and reduce the Overlay A area on the east side of the Airport. Overlay A will extend over the parcels that are currently zoned **Industrial**.

Remove the Overlay A map indication from the yellow **ARC** zones east of the Airport property. This will greatly reduce the Overlay A area.

All **AC-2** areas on west side of Airport along Patterson can now be shown as **AC-1** areas (green color). The **AC-2** zones serve no purpose, especially since the areas west of Patterson (Kentwood) were zoned **Industrial**.

As sub-committee members understand, the roadway turn “swoops” at the 44th Street west entrance into the Airport will be eliminated in the near future due to traffic problems at merge lanes. This will also give the Airport more room for development on the west side along Patterson.

Showing Overlay A, as revised, will serve the Planning Commission goals well into the future.

Legal counsel Abdoo has updated Chapter 14 of the Cascade Charter Township Zoning Ordinance. The sub-committee reviewed the updates and had no changes. Planning Director Hilbrands to review the document to make sure it is consistent with the Overlay A map changes we discussed today. If further adjustments are needed Planning Director Hilbrands will contact legal counsel Abdoo.

Planning Director Hilbrands has had contact with Casey Ries, the Engineering and Planning Director for GR Ford Airport. They are planning on a future second east-west runway north of the current east-west runway.

Members discussed engaging the Airport Engineering and Planning Director in a review of what the sub-committee is proposing before we take the updated plan to the Cascade Township Planning Commission. This engagement could be well received by the Airport officials and go a long way towards improving relations with Airport officials. Consensus among sub-committee members is to invite Director Ries to our next meeting, assuming the revisions to the proposed zoning map have been completed before that meeting.

Planning Director Hilbrands to reach out to Engineering and Planning Director Ries and invite him to our next meeting. Plans should be updated and sent to Director Ries before the meeting so he has a chance to review them in detail before meeting with the sub-committee. We should

also send him the most recent version of Chapter 14 of the Zoning Ordinance. All members agreed that would be the best plan for a future meeting with Director Ries.

Planning Director Hilbrands suggested that Office uses also be allowed in Overlay B. Members agreed to that revision.

ARTICLE 7: Discussion of ARC Zoning

Delete all Overlay A indications for **ARC** zones east of the Airport.

Planning Director Hilbrands has asked Madison to review **ARC** zoning regulations for surrounding Townships.

ARTICLE 8: Goals of next meeting

Planning Director Hilbrands to send out revised documents to sub-committee members for a final review before we send them to the Airport Engineering and Planning Director.

Meet with Airport Engineering Planning Director at our next meeting in two weeks (tentatively March 28). Planning Director Hilbrands to confirm that Casey Ries can meet with us on that date. The meeting can also be held on March 27th. In either case, the meeting will be at 7:30 am. at Cascade Township offices.

After our meeting with Director Ries we will need to meet one more time to coordinate any changes or revisions to the plan, or to Chapter 14 Zoning Ordinance revisions. Then we will need to take the final proposed documents to the Planning Commission for their review and approval. Then we will take the documents to the BOT as a Zoning Amendment.

The only text change needed in Chapter 14 will be to add Office use in Overlay B.

ARTICLE 9: Any other business

None noted.

ARTICLE 10: Acknowledge visitors and those wishing to speak

No visitors attended the meeting.

ARTICLE 11: Adjournment

Member Moxley moved to adjourn at 8:35. Member Engel supported. Motion approved.

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 48th 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

Meeting Minutes

Cascade Charter Township Planning Committee

Airport Commerce AC District Zoning Review Sub-Committee

Tuesday, April 11, 2023

Cascade Charter Township Offices

ARTICLE 1: Call the meeting to order

Meeting called to order by Chairman Rissi at 7:35 am. Sub-committee members present include Joe Engel, Ralph Moxley and Scott Rissi. Also present was Planning Director Brian Hilbrands. Also present was Windy Korstange.

ARTICLE 2: Approve the Agenda

Member Engel moved to approve the meeting Agenda. Member Moxley seconded the motion. Motion approved.

ARTICLE 3: Approve minutes of the March 28 meeting

Member Rissi requested a change on page 2, paragraph 4, last sentence to say “and depends on the Planning Commission to give them a well thought out and clear recommendation regarding zoning Overlays around the airport.”

Member Engel moved to approve with this revision included. Member Moxley seconded the motion. Motion approved.

Member Moxley noted that he had revised the March 14 Meeting Minutes to take out the one paragraph requested by member Korstange. Revised meeting minutes were then sent on to Planning Director Hilbrands.

ARTICLE 4: Disclose any conflicts of interest

No conflicts of interest were noted.

ARTICLE 5: Acknowledge visitors and those wishing to speak

Casey Ries, Engineering and Planning Director for Gerald R. Ford Airport, and David Caldon, attorney with Varnum Attorneys, also representing the G.R. Ford Airport.

ARTICLE 6: Review of Overlay areas and AC Zoning Amendments with airport representatives

Planning Director Hilbrands started the conversation by noting that AC Subzone 1 has no zoning review by the Planning Commission. AC subzone 2 has zoning review by the Planning Commission for non-aeronautical projects. Sub-committee primary focus is on Chapter 14 of the Zoning Ordinance. Proposed changes to Chapter 14 were sent over to Casey Ries for review in advance of the meeting. Also sent was the Zoning Map showing Overlays A and B. It was proposed that AC-1 and AC-2 be changed to AC, and all non-aeronautical proposed uses would come before the Planning Commission for review and approval. Overlay A (section 14.06 of Chapter 14) is restricted at east side of the airport and does not extend into the ARC zoned areas east of the Airport. Overlay B (southwest side of airport) allows for Industrial uses and also aeronautical uses.

Overlay A was originally extended into the ARC area east of the airport. Section 14.07 of Chapter 14 lists nine uses that would be allowed in Overlay A area and is more restrictive than AC-1. The Planning Commission considered three options for zoning restrictions and ended by selecting Option 2.

Casey Ries appreciated being invited to attend the sub-committee meeting and the chance to review the proposed Zoning Ordinance amendments and map. David Caldon is an attorney representing the airport and was invited by Casey to join him for this meeting. Casey reviewed the records of meetings with the previous Cascade Charter Township Planning Director from 2001 and 2002. Casey requested that Chair Rissi provide context for the meeting and some history of the proposed changes to zoning for this area.

Review of this area east of the airport started about two years ago with review of a temporary structure by the Planning Commission. We looked at the long-term zoning of the ARC areas and the AC-2 areas of the airport property. Original thoughts were to allow a hybrid of uses in this area (including Light Industrial and Warehouse uses). Planning Commission did not want to see hotels and gas stations in the area east of the airport (along Thornapple River Drive).

Casey showed the sub-committee a land use plan developed by the Airport. It reflects about 3200 acres owned by GR Ford Airport. This plan was included in a thumb-drive given by Casey to Brian Hilbrands. Every 10 years the airport Master Plan is updated (last done in 2019).

There are areas that were acquired to make the airport land development functional, such as the golf course and the farm land SE of the north-south runway. Casey agreed, residential uses are not compatible with airport uses. The FAA has input on what is allowed in terms of structure heights. Land parcels in Kentwood (west of Patterson) are more compatible with Industrial and Warehouse uses, and do not conflict with airport operations.

Examples of use designations on Airport Master Plan:

O: Open space (no intent to develop due to grade changes)

S: Support

CO: Corporate GA

NAE: non-aeronautical development

CA: Cargo

Airport access from 36th street is a priority. Airport access from M-6 and 48th street is not a priority. A second road access into the airport off of Patterson just north of the existing parking lot is being planned. They are planning to remove the two merge lanes at the current airport entrance at 44th street.

Any development of airport land will be a long-term lease of that land. The airport will not sell any parcels.

Concerns were voiced by residents along the east side of airport that Industrial uses would generate truck traffic in the area. CCT Board members also preferred that we keep the ARC zoning east of the airport. Mixed use in that area would have been an uphill battle.

Chair Rissi asked for input from Planner Ries on Section 14.09 Overlay Standards that call out minimum lot size of 3 acres. Is that a problem for the airport when you may not have clearly defined lot sizes due to leasing arrangements? Setbacks between buildings may be more critical on leased land.

Planner Ries would like some time to review the Overlay A uses that are proposed and get back to us with his comments. He would like three weeks to review this and seek comments from others at the airport management. He wants to overlay the airport protection zones on the Overlay A plan and Overlay B plan to see if there are conflicts. He does not see Churches as a permitted use in Overlay A.

Planner Ries stated that there is no current intent to develop hotels or gas stations in the Overlay A area east side of airport.

Moving forward A-1 and AC-2 will now become AC, which will simplify things along Patterson Ave.

ARTICLE 7: Goals of next meeting

Next meeting will be Tuesday, April 18, at 7:30 am. Goal is to review mark-ups on Chapter 14 document with red-lined Amendments by legal counsel.

ARTICLE 8: Any other business

Member Korstange asked that the airport land use plan somehow be included in the meeting minutes or made available.

ARTICLE 9: Acknowledge visitors and those wishing to speak

Planner Ries stated that Brian Hilbrands could keep the thumb-drive for future reference.

He also thanked us for the opportunity to meet and discuss zoning changes around the airport.

ARTICLE 10: Adjournment

Move to adjourn by member Engel at 8:37 am. Seconded by member Moxley. Motion approved.

Ralph W. Moxley, AIA, LEED AP

Recording Secretary

Meeting Minutes

Cascade Charter Township Planning Committee

Airport Commerce AC District Zoning Review Sub-Committee

Wednesday, April 19, 2023

Cascade Charter Township Offices

ARTICLE 1: Call the meeting to order

Meeting called to order by Chairman Rissi at 7:35 am. Sub-committee members present include Joe Engel, Scott Rissi, and Ralph Moxley. Present was Planning Director Brian Hilbrands. Also present was legal counsel Leslie Abdo.

ARTICLE 2: Approve the Agenda

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

ARTICLE 3: Approve minutes of the April 11 meeting

Member Engel recommended eleven minor changes to Article 6 in the meeting notes.

With those changes included, member Engel moved to approve the meeting minutes. Member Rissi seconded the motion. Motion approved.

Note: Member Moxley will revise the April 11 meeting notes and reissue to Planner Hilbrands for distribution.

ARTICLE 4: Disclose any conflicts of interest

No conflicts of interest were noted.

ARTICLE 5: Acknowledge visitors and those wishing to speak

No visitors were present at this meeting.

ARTICLE 6: Review of Overlay areas and Chapter 14 amendments

Section 14.03, Paragraph 1., sentence k. Remove entirely "Airport parking facilities".

Section 14.03, Paragraph 1, sentence r. Revise to say "Any **aeronautical** facility required by Federal, State, or Local permits.

Section 14.03, Paragraph 14, revise to say: "Parking - **surface** and structures"

Section 14.07, Uses Permitted by Right in Overlay A, move the following uses to Section 14.08, Uses Permitted by Special Use Approval in Overlay A:

- Business service centers...
- Light Assembly
- Research and Development
- Laboratories
- Warehousing and General Storage
- Excavation companies

Section 14.08, Uses permitted by Special Use Approval in Overlay A, delete the following:

- Manufacturing
- Contractor Yards
- Aeronautical uses permitted in the AC zoning district

Section 14.09, Overlay A Standards (only applicable to non-aeronautical facilities), leave in:
Minimum Lot Size: 3 acres

Planning Director Hilbrands to incorporate the changes made today into Chapter 14 text. Once completed he will send the revised Chapter 14 over to Casey Ries to review.

ARTICLE 7: Goals of our next meeting

Chairman Rissi will schedule our next meeting once we hear back from Casey Ries. He had indicated at our last meeting that he may need three weeks to review the proposed zoning changes internally with airport staff and management.

ARTICLE 8: Any other business

No other business items were presented or discussed.

ARTICLE 9: Acknowledge visitors and those wishing to speak

There were no visitors present at this meeting.

ARTICLE 10: Adjournment

Member Engel moved to adjourn the meeting. Member Moxley seconded. Motion approved. Meeting adjourned at 9:00 am.

Ralph W. Moxley, AIA, LEED AP

Recording Secretary

Meeting Minutes

Cascade Charter Township Planning Commission

Airport Commerce AC District Zoning Review Sub-Committee

Wednesday, May 24, 2023

Cascade Charter Township Offices

ARTICLE 1: Call the meeting to order

Meeting called to order by Chairman Rissi at 7:33 am. Sub-committee members present include Scott Rissi and Ralph Moxley. Present was Planning Director Brian Hilbrands. Also present was legal counsel Leslie Abdo. Member Joe Engel was not able to join us for this meeting.

ARTICLE 2: Approve the Agenda

Member Rissi moved to approve the meeting agenda. Member Moxley seconded the motion. Motion approved.

ARTICLE 3: Approve minutes of the April 19 meeting

Member Rissi moved to approve the April 19 meeting minutes. Member Moxley seconded the motion. Motion approved.

Member Moxley stated that on April 19 member Engel had suggested that several corrections be made to the April 11 meeting minutes. Those changes have been made and sent along to Planner Hilbrands. The April 19 meeting minutes do not list the 11 corrections requested by member Engel, but just note that the corrections were made.

ARTICLE 4: Disclose any conflicts of interest

No conflicts of interest were noted by any members.

ARTICLE 5: Acknowledge visitors and those wishing to speak

No visitors were present at this meeting.

ARTICLE 6: Review of airport staff comments on proposed Overlay areas and AC Zoning Amendments

Legal Counsel Abdoos summarized the comments made by airport staff. Regional Airport Authority Act (PA 95) of 2015 states that the airport has exclusive rights to plan and build as they deem appropriate for aeronautical uses. They think they have the exclusive right to build on land owned by the airport without the local governing agency (CCT) having any right to interfere with airport plans.

DeWitt Charter Township ruling (provided to sub-committee members by legal counsel Abdoos) states that the airport has control over aeronautical functions, but the local governing agency has zoning control over non-aeronautical facilities on airport land. This is the same case that was used by Steve Peterson in 2001.

Legal counsel Abdoos does not agree with the comments added on page one (Section 14.02 – Intent) focused on PA. The Township has the right to provide zoning restrictions for non-aeronautical uses. Counsel Abdoos feels that a judge would rule in the Township's favor if this issue was brought in a legal suit. The Dewitt Township case is a strong precedence in Cascade Township's favor that has not been questioned or overruled. Cascade Charter Township has the right to rule on zoning issues that are outside of aeronautical facilities.

Chairman Rissi feels that we need to go back to the Planning Commission and review this issue and request they give us final direction on airport zoning revisions.

Member Moxley feels that we are seeing such a broad difference in opinion between the airport and the Township on this zoning issue that we may need to resolve it through a lawsuit between the two parties.

Chairman Rissi suggested that we first meet with Supervisor Grace Lesperance and Planning Commission Chairman Chris Noordyke to bring them up to speed on the legal issues related to airport zoning. We need to ask them "how do you want the sub-committee members to proceed with this airport zoning amendment issue".

Chairman Rissi suggested that Counsel Abdoos go through the Chapter 14 Amendment first and incorporate those minor tweaks that the airport staff suggested, if acceptable. We can then review this updated version with Grace and Chris. Finally, the sub-committee could have a "work session" with both Planning Commission members and Township Board members present to bring them up to speed on the Chapter 14 zoning amendment proposal.

Chairman Rissi suggested that we add an **Overlay C** area that focuses on the airport core, including the terminal, the parking areas, and the aeronautical functions (private hangers, etc.). Chair Rissi will define and show the outline of this **Overlay C** area at the next sub-committee meeting. This **Overlay C** area will be outside of any zoning review for proposed airport projects by the Township. Planning Director Hilbrands suggested that the only exception to that will be

stormwater review of non-aeronautical projects proposed for this core area of the airport. This is because airport generated stormwater directly affects the residents of the Township.

Chairman Rissi recommends that we keep **Overlay A** and **Overlay B** as part of the Chapter 14 Amendment document. He also recommends that we propose **Overlay C** for the core areas of the airport. He will run that idea past PC Chair Noordyke to get his input and approval.

ARTICLE 7: Goals of our next meeting

Meet with Chris N. and Grace L. to review proposed ideas and how to respond to airport planner comments. Also discuss possible Planning Commission and Board of Trustees work session to review airport response to Chapter 14 Amendments and our response.

The sub-committee will likely then meet at least one more time.

ARTICLE 8: Any other business

No other business items were presented or discussed.

ARTICLE 9: Acknowledge visitors and those wishing to speak

There were no visitors present at this meeting.

ARTICLE 10: Adjournment

Chairman Rissi moved to adjourn the meeting at 8:15 am. Member Moxley seconded the motion. Motion approved.

Meeting Minutes

Cascade Charter Township Planning Commission

Airport Commerce AC District Zoning Review Sub-Committee

Thursday, June 8, 2023

Cascade Charter Township Offices

ARTICLE 1: Call the meeting to order

Meeting called to order by Chairman Rissi at 7:31 am. Sub-committee members present include Scott Rissi and Ralph Moxley. Member Joe Engel joined the meeting at 7:40 am. Present was Planning Director Brian Hilbrands. Also present was legal counsel Leslie Abdo.

ARTICLE 2: Approve the Agenda

Member Moxley moved to approve the meeting agenda. Chairman Rissi seconded the motion. Motion approved.

ARTICLE 3: Approve the minutes of the May 24 meeting

Chairman Rissi moved to approve the meeting minutes of May 24. Member Moxley seconded the motion. Motion approved.

ARTICLE 4: Disclose any conflicts of interest

No conflicts of interest were noted by any of the members present at the meeting.

ARTICLE 5: Acknowledge visitors and those wishing to speak

No visitors were present at this meeting.

ARTICLE 6: Continued discussion and review of Overlay areas and AC Zoning Amendments

Legal counsel Abdo went thru the redlined **Chapter 14 Zoning Amendment** document that was provided to her by the airport Planner Casey Ries. Leslie made changes that she felt were more in line with her legal interpretation of the Aeronautical Code (a very complex and extensive document) and recent case history that affects airports in Michigan. Leslie made revisions to **Section 14.14: Site Plan Review**, and **Section 14.15: Exemption**. The second paragraph is to be

deleted in its entirety since she disagrees with the Airport's conclusion with respect to interpretation of Section 143 (3).

A discussion followed on defining the boundary lines to draw a simple rectangular box for a new **Overlay C** that surrounds the existing Terminal facility. The only thing that CCT will be concerned about within this box is stormwater runoff. Planner Hilbrands then was able to show clear parallel lines on a detailed Airport map that defined a rectangular box for **Overlay C**:

- **South side line** follows the north edge of the taxiway for the east-west runway south of the Terminal.
- **North side line** follows the south edge of the taxiway for the east-west runway north of the Terminal.
- **East side line** followed the west edge of the taxiway for the north-south runway east of the Terminal.
- **West side line** follows the center of the north-south service drive that is west of the Terminal (but east of the existing car rental facility).
- Overall dimensions of the defined box for **Overlay C** are approximately 5100 feet in the east-west direction, and 3200 feet in the north-south direction.

Cascade Charter Township is directly affected by stormwater runoff from the Airport because it runs directly into the Thornapple River, along with potential contaminants. This is detrimental to the residents living along the river, especially those located close to the Airport stormwater outlet pipes.

All members of the sub-committee agreed with the proposed boundary lines of **Overlay C**.

Once a future runway is constructed north of the existing east-west runway that is north of the Terminal, the current runway will most likely become a taxiway for the new runway.

Chairman Rissi feels that this proposal for an **Overlay C** zone is a reasonable compromise between CCT and what the Airport staff had proposed in their mark-ups to the **Chapter 14 Zoning Amendments** document. He would like to see us move forward in a very positive manner in our future negotiations with the Airport staff.

A new parking area at the northwest corner of **Overlay C** will need to be reviewed for stormwater runoff only.

Chairman Rissi voted No on the **Future Land Use Map** at the Monday evening Planning Commission meeting because he feels that the **AC-2** boundary line should be the 48th Street line, not a picket fence that currently is the dividing line between **AC-2** and the **ARC** zone south of that picket fence line. Chairman Rissi also said he would be fine leaving the area as is in the plan if the Planning Commission decided to leave the north area between the CSX railroad track and the 36th Street as is east of Kraft and west of the exit ramp. He feels that being inconsistent with these two areas sends the wrong message.

Leslie noted that MDOT is conflating the **Land Use Plan** with the **Zoning Ordinance**. Those are two totally different concepts that should not be intermixed and blended together. She sent MDOT a letter outlining Foster/Swift's concerns with the MDOT statements that were not supported by the law.

The Airport was told that plan review of the CONRAC facility (future car rental facility) is on hold until the Chapter 14 Zoning Amendment issues are resolved. However, they were also given the option to provide stormwater calculations for the project since that is what will be required for projects located in Overlay C.

Proposed Chapter 14 Zoning Amendments revisions by Leslie:

- **Section 14.03 Uses Permitted by Right in AC District:** Change title from "Airport Operations Facilities" to "1. Any Aeronautical Facility". Remove item I. Airport parking facilities
- **Section 14.09 Uses Permitted by Special use Approval in Overlay A:** Delete all sentences except for No. 6 (Excavation companies) and No. 8 (Any government buildings, offices...)
- **Section 14.09 Overlay A Standards:** Delete No. 3 (curb cuts off of Thornapple River Drive). Also, delete Minimum Lot Size: 3 acres.
- **Section 14.14 Site Plan Review (will become 14.17 once revised):** Several changes to paragraphs 1 thru 4. New 5th paragraph added by Planner Hilbrands focuses on stormwater narrative. Revise first sentence in 5th paragraph to say "All the uses that fall within Overlay C, non-aeronautical or not, shall be permitted..." Keep paragraph 6 as originally written "For a non-aeronautical Airport use..."
- **Section 14.15 Exemption:** Remove second paragraph.

ARTICLE 7: Goals of our next meeting

We will review the **Chapter 14 Zoning Amendments** one more time before taking them to the Planning Commission for approval.

Legal counsel Abdo will provide an updated Chapter 14 document for this final review. Existing red marks, highlights, changes, deleted paragraphs and sentences will be removed. The next sub-committee meeting will be scheduled after the updates to the Chapter 14 document are completed.

ARTICLE 8: Any other business

No other business items were presented or discussed.

ARTICLE 9: Acknowledge visitors and those wishing to speak

There were no visitors present at this meeting of the sub-committee.

ARTICLE 10: Adjournment

Member Moxley moved to adjourn the meeting at 8:45 am. Chairman Rissi seconded the motion. Motion approved.

Meeting Minutes

Cascade Charter Township Planning Commission

Airport Commerce AC District Zoning Review Sub-Committee

Thursday, June 22, 2023

7:30 am

Cascade Charter Township Offices

5920 Tahoe Drive

ARTICLE 1: Call the meeting to order

Meeting called to order by Chairman Rissi at 7:32 am. Sub-committee members present include Scott Rissi, Joe Engel, and Ralph Moxley. Also present was Planner Brian Hilbrands and legal counsel Leslie Abdoo.

ARTICLE 2: Approve the Agenda

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

ARTICLE 3: Approve the minutes of the June 8 meeting

Chairman Rissi moved to approve the meeting minutes of June 8. Member Moxley seconded the motion. Motion approved.

ARTICLE 4: Disclose any conflicts of interest

No conflicts of interest were noted by any of the members present at the meeting.

ARTICLE 5: Acknowledge visitors and those wishing to speak

No visitors were present at this meeting.

ARTICLE 6: Continued discussion and review of Overlay areas and AC Zoning Amendments

Legal counsel Leslie Abdo made corrections to the Chapter 14 Amendments that were agreed to at our last meeting on June 8. She also made corrections to mark-ups that were submitted by Planner Casey Ries from G.R. Ford Airport.

The following are suggested changes to the latest Chapter 14 Amendment document requested by Sub-committee members. They are listed in ascending order, starting with Section 14.02.

Section 14.02 Intent, revise first paragraph, fourth sentence (Joe Engel input):

The provisions of this Chapter shall, however, be in compliance with the regulations of the MI Aeronautics Code, The Federal Aviation Administrations, the MI Zoning Enabling Act, airport zoning ordinances, relevant case law **and Cascade Township Ordinances.**

Section 14.03 Uses permitted by Right in AC District (Joe Engel input):

1. **Any Aeronautical Facilities**, which are limited to (as defined in Section 3 of the MI Aeronautics Code):
 - a. Aircraft cleaning and janitorial services
 - b. Aircraft flight training and flying clubs
 - c. Aircraft landing facilities
 - d. Aircraft refueling and fuel storage facilities
 - e. Aircraft/aviation related servicing, repair, painting and restoration facilities
 - f. Aircraft sales
 - g. Air freight handling facilities
 - h. Airline reservation centers
 - i. Airport terminal....
 - j. U. S. Customs clearance offices
 - k. Flying charter services
 - l. Hanger operations and aircraft storage
 - m. Sightseeing airplane service
 - n. Aeronautical and other administrative offices
 - o. Airport maintenance facilities
 - p. Any facility required by Federal, State or local permits

Section 14.06 Intent, sentence No. 6 (Joe Engel input):

Providing a **transitional buffer area** between the Airport and neighboring agricultural and residential uses.

Section 14.08 Uses permitted by Special Use Approval in Overlay A, second paragraph:

The current use of 4190, 4126, 4072, and 4212 Thornapple River Drive are legally non-conforming. If operations cease, they will not be renewed.

(Note: Overlay A does extend to the NE side of Thornapple River Drive in the area of these four addresses).

Section 14.17 Site Plan Review (Joe Engel input):

Revise paragraph 5 to say: All the uses that fall within Overlay C, non-aeronautical or **otherwise**, shall be permitted....

Section 3. Amendment to Chapter 18, Section 18.13(5) (Joe Engel input):

Delete all references to **Overlay B**.

Paragraph 5. Indent three paragraphs a., b. and c.

Note: Thornapple River Drive setback was doubled from 50 ft. to 100 ft.

Future Planning Commission meetings will be July 10 and July 17. Chris mentioned to Scott that he would like review the proposed **Chapter 14 Amendments** at the July 10 meeting.

Member Engel made a motion to recommend approval of the proposed **Chapter 14 Amendments** to the Planning Commission, as prepared by legal counsel. The motion was seconded by member Moxley. Motion was approved.

Legal counsel Abdo will send Brian an updated version of the **Chapter 14 Amendments** and a redlined version of the original **Chapter 14** document so Planning Commission members can see what changes were made.

Planner Hilbrands has not updated Casey Ries with any of the proposed changes made by the sub-committee. Once the Planning Commission reviews the **Chapter 14 Amendments** Brian can send the new document over to Casey for their review and comment.

ARTICLE 7: Goals of our next meeting

This will be the final meeting of the AC Zoning Sub-committee.

ARTICLE 8: Any other business

No other business items were presented.

ARTICLE 9: Acknowledge visitors and those wishing to speak

There were no visitors present at this meeting of the Sub-committee.

ARTICLE 10: Adjournment

Member Engel called for adjournment at 8:07 am. Member Moxley supported the motion. Motion approved.

Ralph W. Moxley, Sub-committee Recording Secretary

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