

MINUTES
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, November 18, 2024
7:00 pm
2870 Jacksmith Ave SE

- ARTICLE 1.** Chair Moxley called the meeting to order at 7:00 pm.
Members Present: Moxley, Bruneau, Rissi, Noordyke, Rowland, Noordhoek
Members Absent: Richardson (excused)
Others Present: Community Planning and Development Director (CP&D Director) Andrea Hendrick, Planning Consultant Danielle Bouchard of McKenna (Via Zoom), Legal Counsel (LC) Laura Genovich of Foster Swift, Planning Administrative Assistant Nick Govan and others listed on the sign-in sheet.
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
Motion was made by Secretary Noordyke to approve the current agenda. Supported by Vice Chair Rissi. Motion carried 6 to 0.
- ARTICLE 4. Disclose any Conflict of Interest**
There were no conflicts of interest.
- ARTICLE 5. Approve the Minutes of the October 21, 2024 Meeting.**
Motion was made by Secretary Noordyke to approve the Minutes of the October 21, 2024 Meeting. Supported by Member Bruneau. Motion carried 6 to 0.
- ARTICLE 6. Acknowledge visitors and those wishing to speak.**
There was no one wishing to speak.
- ARTICLE 7. Case #24-3869 – Public Hearing**
Applicant: Jacob Boles
Property Address: 4325 Cherry Lane
Parcel Number: 41-19-23-300-052
Requested Action: Request for a Type I Special Use Permit to build an accessory building over 832 sf.

Planning Consultant Danielle Bouchard presented the application for a Type 1 Special Use Permit to construct a 1,600 square foot detached accessory building. The property is zoned ARC and is approximately 2.33 acres. The application includes removal of an existing accessory structure under 200 square feet. Bouchard noted that given the site size being less than three acres, only one accessory structure is permitted.

The applicant, Jacob Boles, addressed the Commission and presented details about the well location in the front yard and septic system placement. He indicated the proposed pole barn would be located in the back left corner of the

property. Boles confirmed he would remove the existing 12x12 shed.

Member Bruneau inquired about standing water concerns based on submitted images. Boles explained that standing water only occurs briefly after snow runoff in spring, with good drainage thereafter. He stated the builder plans to raise the grade by approximately two feet in the low corner area.

Vice Chair Rissi asked about grade changes, to which Boles confirmed only the low side would be raised, not the entire area. Secretary Noordyke expressed concerns about potential water runoff to neighbors' yards, but Boles assured the Commission that neighboring properties are graded such that water stays in his yard currently.

Motion was made Vice Chair Rissi by to open public hearing. Supported by Secretary Noordyke. Motion carried 6 to 0.

There was no one wishing to speak.

**Motion was made by Vice Chair Rissi to close public hearing. Supported by Secretary Noordyke.
Motion carried 6 to 0.**

Motion was made by Vice Chair Rissi to APPROVE Case Number 24- 3869, for a Type I Special Use Permit to build a 1600 sf accessory building for 4325 Cherry Lane SE with the following conditions:

- 1. The existing accessory building be removed prior to final building inspection.**
- 2. The accessory building will not be used to run a business.**
- 3. Any outdoor lighting meets the requirements of the township ordinance.**
- 4. Any stormwater runoff will remain on site.**
- 5. The accessory building will not be used as dwelling.**

Supported by Secretary Noordyke.

Motion carried 6 to 0.

ARTICLE 8.

Case #24-3873

Applicant: Adam Nelson (MSI Renovations)

Property Address: 5085 Kraft Ave

Parcel Number: 41-19-30-400-017

Requested Action: Request for a new truck well, loading dock and storage area for display of tiles.

Planning Consultant Danielle Bouchard presented the site plan application for MSI Renovations at 5085 Kraft Avenue. The applicant sought site plan approval for a new truck well, loading dock, and outdoor storage area for tile display in front of the existing building. The subject site is located in PUD 50 (Meadowbrook PUD) and airport overlay B, comprising approximately 5.9 acres.

Bouchard noted that neither PUD 50 nor the zoning ordinance include specific requirements for outdoor display areas, leading staff to review the application under outdoor storage guidelines. The Planning Commission holds sole authority to approve outdoor storage within PUD 50.

The applicant, Adam Nelson of Ghafari Associates, addressed the Commission regarding the outdoor display area. He explained the tile display would function like a patio with an A-frame display for quartz samples, screened by a two-foot masonry wall. Nelson confirmed the sales staff would use the outdoor display area to show materials to customers, though no retail sales would occur on site.

Member Bruneau raised concerns about shared parking mentioned in application documents. Nelson clarified that while the site shares access with neighboring properties, each property maintains its own dedicated parking.

Member Rowland inquired about the orientation of displayed tiles. Nelson explained that some would be laid flat like a patio while others would be displayed vertically on A-frames, similar to countertop displays.

Vice Chair Rissi questioned why outdoor display was necessary. Mr. Nelson explained it allows sales representatives to show materials to customers in natural lighting conditions. Chair Moxley provided experience as an architect that he had visited similar displays to view building materials in outdoor conditions.

During deliberation, commission members expressed concerns about setting precedent for outdoor storage in front of buildings, though some noted the industrial zoning and dead-end street location as mitigating factors.

Motion was made by Secretary Noordyke to recommend APPROVAL of Case Number 24-3873, for the proposed outdoor storage and display area and new truck well as indicated on the site plan dated 11/01/2024 located at 5085 Kraft Avenue with the following conditions:

- 1. The outdoor storage/display area shall remain consistent with the approved site plan, in terms of material, height, location, and manner of storage.**
- 2. The applicant shall obtain all required reviews and building permits from Cascade Township prior to the construction of the new truck well.**
- 3. The applicant shall obtain the required approval and permit prior to the construction of the new wall sign.**

Supported by Vice Chair Rissi. Motion carried 4 to 2.

Yeas: Rissi, Noordhoek, Noordyke, Moxley

Nays: Bruneau, Rowland

ARTICLE 9.

Case #24-3868 – Public Hearing

Applicant: Joel Bodbyl (Lakeland Pallets Inc)

Property Address: 3700 Kraft Ave

Parcel Number: 41-19-20-100-015

Requested Action: Request for a Type II Special Use Permit for outdoor storage materials.

Planning Director Andrea Hendrick presented the application for site plan approval at 3700 Kraft Avenue. The subject property, previously used as a bottling facility, comprises 36 acres of a 37-acre parcel. The site is bordered by vacant industrial property and mineral mining operations to the west, forested area to the east, and CSX railroad and airport property to the south.

Hendrick explained that while the change of use to pallet operations constitutes an administrative site plan review, two factors necessitated Planning Commission review: Special Use approval for the proposed outdoor storage and outdoor storage within setback areas. She noted the applicant received Zoning Board of Appeals approval on November 12 for setback variances, conditioned upon maintaining existing vegetation for screening on west and south sides. She also mentioned that earlier that day the Fire Department Inspector conducted a site visit and recommended 30-foot fire access aisles (increased from standard 20 feet), eight-foot breaks between outdoor storage areas and clear access around entire site perimeter.

Member Bruneau initiated questioning regarding fire access requirements, noting apparent discrepancies between the site plan presentation and current operations. Joel Bodbyl, representing the Lakeland Pallets, addressed these concerns by confirming their eighteen-year operational history at their previous location with annual fire department compliance inspections.

Chair Moxley reported observations from his site visit regarding pallet stack configurations and congestion at the site. Mr. Bodbyl confirmed current stack heights of sixteen feet, he also confirmed working to accommodate the fire departments requests.

The Commission discussed screening requirements, with Mr. Bodbyl requesting consideration of existing natural vegetation while acknowledging potential additional slat screening needs at the westside. CP&D Director Hendrick clarified the screening recommendation specifically addressed the fences northwest corner visible from Kraft Avenue.

Motion was made Vice Chair Rissi by to open public hearing. Supported by Secretary Noordyke. Motion carried 6 to 0.

There was no one wishing to speak.

Motion was made by Vice Chair Rissi to close public hearing. Supported by Secretary Noordyke. Motion carried 6 to 0.

Motion was made by Member Bruneau to TABLE Case Number 24-3868, for a Type II Special Use Permit for outdoor storage of materials located at 3700 Kraft Avenue with the following conditions:

- 1. Dimensional drawings typical with a site plan review**
- 2. Parking space calculations.**
- 3. The usual fan fair similar to what was provided in case number 24-3873**

Supported by Secretary Noordyke. Motion carried 5 to 1.

Yeas: Bruneau, Rowland, Noordhoek, Noordyke, Moxley

Nays: Rissi

ARTICLE 10.

Case #24-3866 – Public Hearing

Applicant: Bruce Wright (Shaggy Pines Dog Park)

Property Address: 3895 Cherry Lane

Parcel Number: 41-19-23-100-008

Requested Action: Request for a Type II Special Use Permit for a “private outdoor recreational use” (Section 7.04.1) to operate a private outdoor

recreation dog park. The applicant is also requesting a Type I Special Use Permit for an accessory building over 832 sf.

Planning Consultant Bouchard presented a three-part request for Shaggy Pines Dog Park a Type II Special Land Use permit for private outdoor recreation and construction of a 6,400 square foot accessory building, while also requesting conversation on the purposed conversion of the existing clubhouse to include living space. She explained that while the facility was approved in 2003 under kennel requirements, current staff review found it as more aligned with private outdoor recreation use.

Bruce Wright, the applicant, explained they purchased the property six months ago and serve approximately 250 members. He detailed plans to move training and equipment storage to the new building, allowing the former residence to revert to living space for on-site management. He emphasized the importance of maintaining the facility as a community asset.

The Commission expressed concerns about the accessory dwelling unit component, with Member Bruneau noting recent discussions opposing ADUs. Member Bruneau raised concerns about the application's multiple components, suggesting the need to separate the requests. Vice Chair Rissi requested previous meeting minutes from the 2003 approval to better understand original conditions and restrictions. Member Rowland sought clarification on the classification of the existing clubhouse structure, which CP&D Director Hendrick confirmed functions as principal structure for the current commercial use.

Motion was made Vice Chair Rissi by to open public hearing. Supported by Member Rowland. Motion carried 6 to 0.

There was no one wishing to speak.

Motion was made by Vice Chair Rissi to close public hearing. Supported by Secretary Noordyke. Motion carried 6 to 0.

Motion was made by Secretary Noordyke to TABLE Case Number 24-3866, for a “private outdoor recreational use” (Section 7.04.1) to operate a private outdoor recreation dog park and Type I Special Use Permit for an accessory building over 832 sf, at 3895 Cherry Lane with the following conditions.

- 1. The meeting minutes from the 2003 for the current approved use be included in the packet.**
- 2. Separation of the proposed ADU from the current case for both Type I & II Special Use Permits.**

Supported by Member Rowland. Motion carried 6 to 0.

ARTICLE 11.

Case #24-3862 – Public Hearing

Applicant: Howie Hehrer (JTB Homes)

Property Address: 1701 Spaulding Ave SE

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

Requested Action: Request for a major revision to the development plan for The Meadows at Abbeydale, PUD-97.

CP&D Director Andrea Hendrick presented the application regarding 1701 Spaulding Avenue, noting this property received approval in 2017 for rezoning with PUD 97. Hendrick detailed that portions of the 2017 PUD requirements remained unfulfilled, including unsigned developer statements, unadopted site condominium rules, and an unfiled final site plan.

The applicant, Howie from JTB Homes, addressed the Commission, explaining they are under contract to purchase the property and had intended to make minor modifications to what they believed was a valid existing PUD. Adam Feenstra of Feenstra and Associates presented the technical aspects of their proposal, including:

- Modification of Abbeydale Drive connection to Spaulding Avenue
- Reduction from two public cul-de-sacs to one with a shared driveway
- Implementation of a two-phase construction plan
- Increase from 31 to 34 residential lots
- Incorporation of public pathway connections and bridge.

Following the initial presentation, Member Rowland inquired about the proposed shared driveway configuration for lots 32-34, expressing concern about setting precedent. Adam Feenstra explained the 66-foot-wide easement would be contained within lot 33, with deliberate 6-inch gaps on either side to prevent adjacent lot access.

Member Bruneau questioned the fire access requirements, particularly regarding the private drive dimensions. Feenstra confirmed the drive would meet township standards but acknowledged the hammerhead turnaround configuration differed from typical cul-de-sac designs.

Trustee Noordhoek sought clarification regarding drainage management, prompting CP&D Director Hendrick to explain that township engineer Aric Thorne needed full engineering and drainage plans to conduct a thorough site review. These were not yet provided by the applicant. Vice Chair Rissi inquired about the elimination of the existing pathway connection to Northeast Park in Kentwood, to which Feenstra responded their revised plan provided alternative connectivity through the proposed bridge crossing.

Member Rowland expressed concern about the hammerhead design, requesting examples of similar implementations in the township. When pressed, the applicant could not provide specific local examples, leading to broader commission concerns about the viability of the design.

Trustee Noordhoek raised questions about pathway maintenance responsibilities, particularly regarding snow removal and regular upkeep. The applicant indicated the homeowners' association would maintain paths east of the county drain, while township maintenance would cover sections west of the drain. This prompted further discussion about practical implementation and long-term maintenance considerations.

Motion was made by Secretary Noordyke to open public hearing. Supported by Member Rowland. Motion carried 6 to 0.

Daniel Lukaart (1721 Spalding Ave SE) expressed concerns about erosion and silt accumulation in his pond since 2018, requesting restitution for pond damage.

Ingrid Anastasiu (1921 Deerfield Ct SE) detailed involvement since 2014 representing the neighborhood. She cited concerns regarding traffic impact, noting 2023 traffic counts of 10,300 vehicles per 24-hour period approaching the 12,000 maximum for a two-lane road. She requested a new traffic impact study.

Bill Bos (1674 Spaulding Ave SE) provided historical context about the property's past uses and soil conditions, noting 16-foot deep muck in certain areas.

Holly Hanson (1685 Riva Ridge Dr SE, Kentwood) expressed concerns about parking and traffic impacts on the neighboring park in Kentwood if the pathway is connected.

AJ Bsharah (4810 Cavalcade Dr SE) detailed issues with the existing pathway between properties and advocated for its removal. He expressed concerns about tree removal and erosion problems from previous development attempts.

Barbara Lovinger (5101 Abbeydale Dr SE) supported development but expressed concerns about density and lot sizes compared to existing neighborhood standards.

Tammy Doolittle (5095 Abbeydale Dr SE) expressed concerns about incrementally lowering development standards through multiple revisions.

Chris Veneklasen (1850 Tall Pines Dr SE) noted lack of developer engagement with neighbors and questioned proposed screening and tree preservation plans.

Trevor Mauch (1948 Deerfield Ct SE) raised concerns about traffic safety, particularly regarding children walking to bus stops without sidewalks.

Linda Gommesen (1889 Abbeydale Ct SE) reiterated traffic concerns and requested better neighborhood notification of future proposals.

Scot VanSolkema (2570 Orange St) suggested consideration of alternative site layouts to better preserve green space and lower density.

Motion was made by Secretary Noordyke to close public hearing. Supported by Member Bruneau. Motion carried 6 to 0.

Legal Counsel Luara Genovich provide clarification of 16.08.2 of the zoning ordinance regarding PUD expiration. Counsel explained that construction must commence within one year of final PUD approval or other necessary governmental approvals, whichever occurs later. If construction does not begin within this timeframe, the PUD approval expires unless an extension is granted by the township board upon good cause shown prior to expiration. Member Rowland inquired whether any extension had been requested or granted, to which CP&D Director Hendrick indicated no such request was made from their research. Secretary Noordyke noted the original PUD's five-year provision requiring driveways and sidewalks be constructed by the 25th lot or within five years of project start. Legal Counsel Genovich confirming that since construction never commenced within the required one-year window, the original timeline became moot but deferred that decision to staff.

Motion was made by Secretary Noordyke to REJECT Case Number 24-3862, for a major revision to the development plan for The Meadows at Abbeydale, PUD-97. Supported by Member Rowland. Motion carried 6 to 0.

ARTICLE 12. Acknowledge visitors and those wishing to speak.

Scot VanSolkema (2570 Orange St) Addressed the Commission to express gratitude to Vice Chair Rissi and Secretary Noordyke for their years of service on the Planning Commission.

ARTICLE 13. Other Business

The Commission discussed the rewriting of the zoning ordinance, favoring targeted zoning ordinance modifications over comprehensive revision. CP&D Director Hendrick introduced new Zoning Administrator Ryan Sennett. The Commission acknowledged the impending departure of Vice Chair Rissi and Secretary Noordyke to Township Board positions. Following expressions of appreciation for departing members' Chair Moxley indicated his willingness to serve until replaced.

ARTICLE 14. Adjourn

Motion was made by Vice Chair Rissi to adjourn. Supported by Secretary Noordyke, Motion carried 6 to 0. The meeting adjourned at 10:01 pm.

Respectfully submitted,
Chris Noordyke, Secretary