Minutes
Cascade Charter Township
Planning Commission
Monday, February 6, 2023
7:00 P.M.
2870 Jacksmith Ave SE

ARTICLE 1. Chair Noordyke called the meeting to order at 7:00 P.M.
Members Present: Noordhoek, Rissi, Moxley, Noordyke, Richardson, Korstange, Engel, Bruneau, Rowland
Members Absent: None
Others Present: Planning Director Brian Hilbrands and those listed on the sign-in sheet.

ARTICLE 2. Pledge of Allegiance

A**RTICLE 3. Approve the current Agenda**

Motion was made by Member Moxley to approve the agenda as written. Supported by Member Engel. Motion carried 9 to 0.

ARTICLE 4. Disclose any conflicts of interest

There were no conflicts of interest disclosed.

ARTICLE 5. Approve the Minutes from the January 9, 2023 Meeting

Member Engel pointed out three misspellings of 'principle' in Article 13.

Member Bruneau explained that Article 9 should say that the commission was starting the process to send out notices stating that they will be pursuing changes to the master plan.

Member Rissi requested it be noted that Article 8 was tabled to be brought to a meeting in the future. Chair Noordyke asked that it also say that the reason it was tabled was because Township Manager Swayze was not yet ready to present the report.

In Article 7, Member Moxley pointed out where 'it' needs to be removed and 'zoning' be changed to 'classification'.

Member Bruneau said that the vote at the end of Article 7 should say, 'Motion carried 8 to 0 with 1 abstention.' Rather than 'Motion carried 9 to 0'.

Motion was made by Member Engel to approve the January 9, 2023 Meeting Minutes with the aforementioned changes. Supported by Member Rowland. Motion carried 9 to 0.

ARTICLE 6. Acknowledge visitors and those wishing to speak

Chad Antuma, representing Visser Development who own a property at 5111 Thornapple Dr, and DEG Development, noted that his clients wanted to develop the property they own near the airport and they would be losing 'unrealized' profits from

the land if the proposed master plan changes were to take place. He recommended either not revising the Master Plan or tabling the discussion and working with the land owners. Member Rowland asked if the land owners and or himself were residents of Cascade to which he said he was not but he did not know if either of his clients were.

Cara Jansma, 5528 Whispering Timbers, said that she lives in the Kilmer neighborhood and believes that rezoning the agricultural property would remove the buffer between the residents and the airport. She believed the commission should have requested comment from her neighborhood and the other areas near the land in question.

Jennifer Murphy, 7030 Kilmer St, said she recently heard that residents hadn't left comment or shown opposition to this plan. She didn't believe the right residents were being asked and considered and said that she would much rather a restaurant or gas station near her house than industrial companies. She stated they built their house nine years ago and there are many houses that have gone up in the area over the last few years.

ARTICLE 7. Presentation by the AC Airport Commerce District Zoning Review Subcommittee

Member Rissi, Chair of the AC Airport Commerce District Zoning Review Subcommittee (AC Zoning Subcommittee), presented the subcommittee's purpose and findings. The subcommittee held 18 or 19 meetings, each about an hour long, where they researched the history and zoning of the area. Economic Development Director Korhorn provided the subcommittee with a report on local industrial properties, but the conclusion was that it is very difficult to accurately determine the availability of industrial land for sale at any point in time. The Planning Commission held a meeting on October 4, 2022 for property and stakeholders in the region between M6 and the airport, and none that attended the meeting were opposed to the area being rezoned to industrial. The portion of airport property that is directly around the airport is already zoned for industrial, hotels, and other establishments.

The committee developed three options on how to approach the topic. The first was to not change anything and allow the area to progress as it has been with the industrial future land use designation. The second was changing the Master Plan to a future land use designation of agricultural for the area. The third was a hybrid option which would introduce overlay districts. This option would allow the industrial future land use designation to remain, but would provide the Township with additional control over what uses were allowed, as well as site regulations such as lot size, setbacks, and bufferyards. Member Rissi discussed pros and cons that the subcommittee developed for each option.

Member Korstange asked Planning Director Hilbrands how the master plan for the area originally became industrial over 20 years ago. Planning Director Hilbrands said that there wasn't much information available but it appears that the area was set aside for industrial since it was adjacent to the airport.

Member Rissi stated that leaving the area as farmland would produce the least number of jobs and taxes, but that isn't a problem if that's what the residents wanted. The real

problem with that option is that it wouldn't affect the airport land where they are already beginning to see development that residents may not be in favor of. Born from this was the third option, a hybrid that would allow the township to preserve the prior plan for the area as well as preserving the land. This would allow some future industrial establishments in certain areas while still preserving some open space and also amending some of the airport's abilities to change the land. It would increase traffic and decrease agricultural land but it also wouldn't allow for heavy industrial use.

Member Korstange shared that she personally found it difficult to be on this subcommittee and see some of the possible changes that could occur in the township based on decisions made regarding this section of land. Personally, she was not in favor of increased traffic, but she knew she had to take a step back and see the situation as a subcommittee member representing Cascade Township.

Member Rissi said that one item the third option would include was required site plan review of any non-aeronautical use in the AC zoning district. Overlay A, included in the meeting packet, would also include additional requirements. This area would require larger setbacks and fewer curb cuts. Use in overlay B, also included in the meeting packet, would be more flexible and include land that is already industrial.

Chair Noordyke stated that the subcommittee will continue to refine these options once they take a recommendation to the Township Board. This will give them one of the three options to focus on and continue to refine. This will also give the Township Board a chance to make changes and tell the subcommittee what they are looking for.

Member Rissi shared that an even bigger piece of this puzzle is stormwater. While looking into AC Zoning, the subcommittee discovered that more needs to be done to protect the area, in relation to stormwater, but it is a much broader conversation that will need to be addressed by the whole Planning Commission.

Member Korstange said that Overlay B would also allow the airport to develop more hanger space to the southwest or the airport. Member Rissi also pointed out that the area that is currently zoned as AC 2 on Patterson would be rezoned to AC 1, giving the airport more potential uses for the land. Member Engel believed the third option would give the airport stronger guidance and impose more requirements than the current zoning. Member Richardson shared that he believes option three should include a requirement to request approval from the township for any changes in zoning in the AC areas and that should be included in all three options.

Member Korstange said that the subcommittee will present to the board and ask for guidance on what they want the subcommittee to further explore.

The subcommittee clarified that any requested site plan approvals pertaining to the properties affected by these potential zoning and/or master plan changes are on hold until the township reaches a decision.

Member Rissi said that his biggest concern is that in 10 years, the land will become industrial because the township didn't make changes, and they have the opportunity to

provide additional restrictions now. The committee emphasized that they don't believe residents realize what changes are already happening.

Member Richardson suggested shrinking Overlay A to the AC zoned area and recommending option two to the township board. Member Engel stated that the area has already lost a lot of its natural environment, and he believes the highway is now the real buffer.

Member Bruneau requested a topographical map of the land that showed where water flows. He believes that some of the character of the area was lost when the Paul B Henry freeway came to Cascade, but there can still be beauty alongside traffic.

Member Rowland requested more information on option 3 because, with the current zoning, they couldn't put a sports field in an agriculturally zoned area as it would be shut down to solely agricultural uses. He believes a hybrid approach would be better so the area can change as Cascade does. Member Korstange agreed and said that option 3 seems to fit what he was saying.

Member Rissi shared that over 20 years ago the master planned zoning was changed and people have planned out their lives and properties based on that information. He didn't believe it would be fair to reverse the previous decision to agricultural use only. He thought some sort of hybrid solution would be the best option. Member Bruneau didn't think it was that big of a deal because so few homes were left in the area and only a very small percentage of land owners would be harmed. Member Korstange requested they consider the residents that don't live right on the Thornapple River but would still be affected due to the traffic.

Member Richardson suggested that the access point the airport/Metro Council is considering wouldn't be beneficial if this area were to become industrial as it would cause too much traffic for an additional exit to be added and make a positive difference in traffic flow.

Motion was made by Member Korstange to recommend option 2 to the board with the understanding that it will need to come back to the Planning Commission and the subcommittee for changes to AC zoning, including Overlay B as written, and stormwater ordinance changes be made, with any changes recommended by the township engineer. Supported by Member Rissi. Motion carried 7 to 2 by roll call vote. In favor- Members Noordhoek, Rissi, Moxley, Noordyke, Richardson, Korstange, Bruneau. Opposed- Members Engel and Rowland.

ARTICLE 8. Old Business

Planning Director Hilbrands explained that the Planning Commission Rules of Conduct that they worked on in the previous year were never fully voted on and approved by the committee. They were sent to the township attorney and they never heard back. Planning Director Hilbrands has reached out and will hopefully receive feedback from them soon.

Member Moxley shared that one of the properties they had been following the ordinance enforcement process of, 6480 Cascade Rd, had been vacated.

ARTICLE 9. Any Other Business

A flyer for educational and training opportunities through the Michigan Association of Planning was included in the packet. Planning Director Hilbrands said that the township budgets money for this each year and these sessions assist in expanding the Planning Commission's knowledge base. Chair Noordyke encouraged members to attend.

Member Korstange requested the commission look into changing the name of the Roundhill/Process Implementation Committee to be affiliated with the developer rather than the name of the neighborhood. She doesn't believe it is fair to the people that live there and creates a negative association with that portion of Cascade. Member Rissi recommended this be discussed with legal counsel as it could be considered libel. Planning Director Hilbrands said he would ask them.

ARTICLE 10. Acknowledge visitors and those wishing to speak

William Lewis, 7310 Kilmer St SE, said that he has lived in Cascade since 1991 and has flown over one million miles out of the airport. He appreciates the AC Zoning subcommittee's decision and the time they have put into this subcommittee. He acknowledged the money spent by developers on the area master planned as future industrial but suggested the township or community members purchase the land for recreation. He said he is fine with industrial uses on Patterson and north west, but the rest of the township should be kept peaceful and safe. He thanked the commission for their work.

Doug Todd representing Jada Development at 6670 52nd St, pointed out that Overlay A is surrounded by hard boundaries and agriculture is now the least practical use in that area. It worked 20 years ago and was very practical then but now there aren't enough available properties for industrial use. He agreed with the report on industrial vacancies and that it is very difficult to come to any sort of conclusion on availability of land for industrial use, saying they have an urgent need for more of this type of property. He also represented the group that sold the property to Visser and worked on site selection, finding there was a great need for light industrial and there was only one group that approached the company for a recreational use. They sat with the subcommittee and talked about a hybrid approach, which they think would be the best choice, but pushed back on that section of land being a rural area. Chair Noordyke recommended Todd speak to the Township Board as the Planning Commission has already concluded voting on the matter.

Supervisor Lesperance thanked the Planning Commission and AC Zoning subcommittee for their hard work on this subject.

ARTICLE 17. Adjournment

Motion was made by Member Engel to adjourn the meeting. Supported by Member Rissi. Motion carried 9 to 0. The meeting was adjourned at 9:01 P.M.

Respectfully submitted,

Joe Engel, Secretary