

Meeting Minutes

Cascade Charter Township Planning Commission

Farmland Preservation Study Sub-Committee

Thursday, December 7, 2023

8:30 am in the front conference room

ARTICLE 1: Call the meeting to order

Chairman Scott Rissi called the meeting to order at 8:35 am. Members Ryan Bruneau and Ralph Moxley were in attendance. Member Joe Engel was unable to join the meeting.

Zoning Administrator Madison Smith-Jacoby also attended the meeting.

ARTICLE 2: Approve the Agenda

Member Moxley recommended that **Articles 7 and 8** be reversed. He then moved to approve the agenda with no other changes. Member Bruneau seconded the motion. Motion approved.

ARTICLE 3: Approve minutes from the November 29 meeting

Chairman Rissi moved to approve the meeting minutes, and asked that Member Moxley go back to his recording to verify that item **g.** on page 2 had no changes other than what was noted in the minutes. Member Bruneau supported that motion. Motion approved.

ARTICLE 4: Disclose any conflict of interest

No conflicts of interest were noted by any of the members in attendance. Chairman Rissi noted that he could not attend the Kent County presentation at Wisner Center after our sub-committee meeting because he needs to attend a Pathways sub-committee meeting which is scheduled for the same time. Member Bruneau and member Moxley will be attending the Kent County meeting at 10 am. No need to record the meeting. Chairman Rissi asked them to note how many people from Cascade Charter Township attend the meeting and how it is being received by the farmers that do attend. What do the farmers want to see happen with **Farmland Preservation** in the future? Member Bruneau asked if we could mention the proposed 2024 budget item of \$100,000 for Transfer of Development Rights by Cascade Charter Township.

Member Moxley noted that he attended the most recent Board of Trustees meeting and he thanked the Board for allocating the **\$100,000 for TDR** (Transfer of Development Rights).

ARTICLE 5: Acknowledge visitors and those wishing to speak

There were no visitors at the meeting.

ARTICLE 6A: Changes made to “Agricultural Uses by Right (for ARC and FP Zones)”

- a. Parks and Related Facilities: move to Special Land Use category
- b. Roadside Stands **for products grown on site**
- c. Private Stables and Equestrian Activities **(both ARC and FP Zones)**

ARTICLE 6B: Changes made to “Special Land Use in ARC and FP Zoning”

- a. Private airports **(ARC only)**
- b. Travel trailer parks and campgrounds **(ARC only)**
- c. Cemeteries **(ARC only)**
- d. Public and **private** contractor storage yards **(ARC only)**
- e. Barn Events: hay rides, nature trails, corn mazes, pumpkin patches, **when in association and secondary to a farming operation**

ARTICLE 6C: Private Roads in Farmland Preservation Zoning Districts

This paragraph was added by Member Bruneau at the meeting on November 29. He heard about this suggestion from Mr. McKenna at the Traverse City Planning Conference. If a developer wants to provide a roadway to serve multiple properties, they must meet county road standards as a **public** roadway. They must meet minimum roadway width and paving standards.

ARTICLE 7: Goals of next meeting

Need to focus on Farmland Preservation at next meeting. Develop a list of bullet points that we would like to include. Then work with our attorney Leslie Abdoo to develop the language of the proposed Ordinance.

Next meeting of the sub-committee will be **Wednesday, December 13, at 7:30 am.**

ARTICLE 8: Any other business

ARTICLE 9: Acknowledge visitors and those wishing to speak

There were no visitors at this meeting.

ARTICLE 10: Adjournment

Member Moxley made a motion to adjourn at 9:44 am. Member Bruneau supported the motion. Motion was approved.