

Meeting Minutes

Cascade Charter Township Planning Commission

Farmland Preservation Study Sub-Committee

Thursday, November 16, 2023

7:30 am

ARTICLE 1: Call the meeting to order

Chairman Rissi called the meeting to order at 7:32 am. Also in attendance were Ralph Moxley, and Zoning Director Madison Smith-Jacoby.

Zoning Director Smith-Jacoby will reserve the front conference room for future meetings of the sub-committee.

ARTICLE 2: Approve the Agenda

Member Moxley moved to approve the agenda. Chairman Rissi supported. Motion passes.

ARTICLE 3: Approve minutes from the November 8 meeting

Chairman Rissi moved to approve the November 8 meeting minutes. Member Moxley supported the motion. Motion passes.

ARTICLE 4: Acknowledge visitors and those wishing to speak

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

ARTICLE 5: Review Agribusiness/Agritourism Special Uses

The group went through the list of Agricultural Uses provided by Planning Director Smith-Jacoby. Some uses were added, and some were deleted entirely. The following list is a compilation of Existing Uses in Agricultural/Farmland Preservation districts, and Proposed Uses.

The first is a list of **Uses by Right**. The second list is **Special Land Use**. Existing Uses by Right are shown in regular font. Proposed Uses that have been added are shown in bold.

Agricultural Uses by Right (Accessory Use to a Farm)

- Single Family Dwelling
- Agricultural Uses and Farming Operations (as defined in Cascade Zoning Ordinance Chapter 3)

- Earth Sheltered and Mobile Home dwellings (only allowed in ARC zones)
- Home Occupations
- Accessory Buildings
- Parks and related facilities
- Roadside Stands
- Private Stables and Equestrian activities
- Keeping of domestic animals
- **Christmas Tree Farm**
- **Farm Market**
- **U-pick Operation**

Special Land Use in ARC and FP Zoning Districts

- Bed and Breakfast
- Golf Course
- Private Airports
- Public, semi-public, or private communications/transmitter station
- Travel Trailer parks and campgrounds
- Outdoor Storage Centers for Recreational Vehicles
- Playgrounds
- Cemeteries
- Public utility and private contractor storage yards
- Kennels and Animal Hospitals
- Public Stables & Equestrian Activities
- Limited resale and wholesale trade of landscape products (in association with greenhouses)
- Milk pasteurization plants, fish hatcheries, apiaries, and raising of fur bearing animals (when in association and secondary to a farming operation)
- Any special uses which may be permitted in the R-1 and R-2 zoning districts (including churches)
- **Public Stables and Equestrian Activities**
- **Community Supported Agriculture**
- **Barn Events (hay rides, nature trails, corn mazes, pumpkin patches)**
- **Commercial/Botanical Gardens**
- **Fairs/Carnivals/Special Events**
- **Dairy Product Processing**
- **Hunting Reserve (State DNR approval required)**
- **Indoor/Outdoor Kennels**
- **Nursery of Wholesale Landscaping/Greenhouses**

- **Processing of Agricultural Products and Commercial Composting**
- **Group Daycare Homes**
- **Minor mineral resource extraction**
- **Antenna tower and masts for cellular phone service**
- **Nurseries with associated limited retail and wholesale trade of nursery stock field raised on the premises (where at least 30% of the acreage of the facility is dedicated to growing nursery stock)**
- **Other Uses, as determined by the Planning Commission**
- **Churches, and associated facilities (FP and ARC zones)**
- **Public or private non-profit parks, recreation centers and nature centers**
- **Vineyards**

ARTICLE 6: Any other business

Member Moxley noted that he attended the Board of Trustees meeting on Wednesday evening. He thanked the BOT for approving the 2024 budget, which included **\$100,000 for Farmland Preservation** funding.

Member Moxley also noted that after the meeting one of the other visitors spoke with him about **solar collector farms** that may be proposed in FP Zoning in Cascade Twp. in the future. He noted that solar collector farms tend to disturb the high quality of the natural soil when they dig for the foundation piers for the solar collector frames. He felt quite strongly that solar collector farms should **not** be allowed in the FP Zone because of the soil degradation problem.

Member Moxley also talked with **Walter Bujak, Kent County Commissioner** (District 21) at the Board of Trustees meeting on Wednesday evening. Mr. Bujak noted that he is a farmer and would like to attend one of our future sub-committee meetings. He provided member Moxley with his business card.

ARTICLE 7: Adjournment

Next meeting of the sub-committee will be on **Wednesday, November 29, at 8:30 am.**

The following FP sub-committee meeting will be on **Thursday, December 7, at 8:30 am.** Note: There will be a special Kent County Agricultural and Farm Preservation meeting at Wisner Center at 10 am. immediately following the sub-committee meeting. All sub-committee members are encouraged to attend this special meeting.

Member Moxley made a motion to adjourn the sub-committee meeting at 8:26 am. Chairman Rissi supported the motion. Motion was approved.

Ralph W. Moxley, recording secretary