

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 Abdoo 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.