

**MINUTES**  
**CASCADE CHARTER TOWNSHIP PLANNING COMMISSION**  
**MONDAY, February 2, 2026**  
**6:00 pm**  
**2870 JACKSMITH AVE SE**

- ARTICLE 1.** Chairman Rowland called the meeting to order at 6:00 pm.  
Members Present: Korstange, Kraemer, Rowland, Cribbs, Madiol, Kaiser, Lauer  
Members Absent: None  
Others Present: Community Planning and Development Director (Director) Andrea Hendrick, 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 Vice Chair Kraemer to approve the current agenda. Supported by Commissioner Cribbs. Motion carried unanimously.**
- ARTICLE 4. Disclose any Conflict of Interest**  
There were no conflicts of interest disclosed.
- ARTICLE 5. Approve the Minutes of the January 19, 2026, meeting.**  
**Motion was made by Commissioner Madiol to approve the minutes of the January 19, 2026 meeting. Supported by Treasurer Korstange. Motion carried unanimously.**
- ARTICLE 6. Acknowledge visitors and those wishing to speak.**  
There was no one wishing to speak.
- ARTICLE 7. Case #26-3913 – Public Hearing**  
**Applicant:** Jason Hoff, Adventure Assets MI LLC  
**Property Address:** 6425 28th St SE, 6501 28th St SE  
**Parcel Number:** 41-19-09-351-002, 41-19-09-351-016  
**Requested Action:** Special Land Use approval to operate a smash room and paint splatter event space similar in nature to an indoor recreation facility in suite 6437.  
  
Director Hendrick presented the application for a Type II Special Use Permit to operate a smash room and paint splatter event space in a commercial strip mall located at 6425 28th Street. She noted the use may also utilize shared parking spaces located on the adjacent property at 6501 28th Street. Both properties were included in the public notice. She explained the property is located in the Cascade East PUD, generally referred to as PUD 22. To the north, buffered by forest area of at least 100 to 115 feet, are single family residential properties. The properties on the

west, east and south sides are all commercial uses.

Director Hendrick provided a summary of the historic development on the site, noting that while the site is zoned PUD, there is no PUD agreement. The allowed uses are determined by the underlying zoning district, which is currently B-2 General Business. She stated the proposed zoning for this site is Village Fringe. An explanation of the determination of use was included in the staff report. She determined that the proposed use required special use approval under both the current Zoning Ordinance and the proposed amendments.

Director Hendrick stated the proposed operation would be located in the north portion of the west building on the site as indicated in the site plan. She described the interior floor plan which included multiple different size paint rooms, three smash rooms, an event room, and rooms for storing material.

Director Hendrick explained that staff summarized the special land use standards of Section 17.06 of the Zoning Ordinance and found that the standards were met. She noted that no neighbor comments were received. She stated the applicant provided Material Safety Data Sheets which are sheets kept on site if there is flammable or hazardous material. Staff requested these sheets because of the nature of the use, to keep on file at the Township and provide to the Fire Department. She noted the Fire Department had reviewed this plan and expressed no concerns.

Director Hendrick stated the Planning Commission should determine the following: Does the proposed use meet the special land use standards of Section 17.06? Is there an increase in waste and material storage that has a negative impact on adjacent property owners and the general zone district? Are there any concerns raised during the public comment period?

Commissioner Madiol inquired about PUDs without agreements. Director Hendrick responded that a number of PUDs were adopted in the 1970s without agreements, including this one.

Commissioner Kaiser asked about trash pickup frequency. Director Hendrick stated it was about once a week, the same as any general trash pickup associated with the use.

Jerry Brennaman (9494 Barker Road, White Pigeon, Michigan), co-owner of Adventure Assets MI LLC with partner Jason Hoff, addressed the Commission. Mr. Brennaman explained I Smash is a nationally recognized franchise. Regarding trash pickup, they typically use two four-yard containers. All electronics are 100% recyclable and are stored inside the facility, with none outside. The franchise has once a week pickup for electronics materials. At the end of 2027, 100% of their glass will also be recycled. The facility will be more focused on the painting side of the business than any other I Smash facility, meaning the paint rooms will be a little bit larger with more paint-based activities.

Commissioner Kaiser inquired about what type of painting would be

occurring. All materials are completely eco-friendly. They will have splatter paint rooms where people can splash paint on each other, the room, the floors, and canvases. They will also have alternatives to paint splattering, including pendulum painting and fluid art painting, where customers can take home pieces to hang on a wall.

Treasurer Korstange inquired about the property addresses listed on the agenda. Director Hendrick confirmed the properties were noticed with the suite number and parcel numbers to ensure full compliance with noticing requirements.

Chairman Rowland asked about typical business hours. Mr. Brennaman responded they would typically be open from noon to 8:00 pm. Weekends would be a little earlier, from around 9:00 or 10:00 am until 8:00 or 9:00 pm. Sunday hours were also planned. Currently they plan to be open six days a week with Mondays off, though that could change depending on traffic at the location. Their busy hours are typically any time after 4:00 pm and on weekends.

Chairman Rowland asked about the noise level related to the activities. Mr. Brennaman noted he and his partner conducted decibel meter readings at the chiropractor and pet store on either side. Without any sound barriers, they couldn't go above 55 decibels and were hitting that mark without any walls up in the building. Once they have soundproofing measures that the franchise mandates, noise levels will be controlled.

Commissioner Lauer inquired about the event space. Mr. Brennaman explained they will have two event spaces consisting of one large room with a big partition divider down the middle. People will be able to have birthday parties or talk to other businesses in the area to host social events and enjoy the activities.

Commissioner Lauer asked if they would offer food or beverages for parties. Mr. Brennaman responded that guests would be allowed to bring food. Commissioner Madiol asked if they would allow alcohol. Mr. Brennaman responded that they would not allow alcohol, and that the facility would not offer alcohol, food, or beverages.

**Motion was made by Chairman Rowland to open public hearing.  
Supported by Vice Chair Kraemer.  
Motion carried unanimously.**

There was no one wishing to speak.

**Motion was made by Chairman Rowland to close public hearing.  
Supported by Commissioner Cribbs.  
Motion carried unanimously.**

Chairman Rowland noted that they had been to a smash room previously and did not find issue with the request.

Treasurer Korstange noted that she was concerned about noise levels, but this had already been addressed by the applicant and she appreciated that.

Commissioner Madiol also commented that he appreciated the applicant's due diligence.

**Motion was made by Vice Chair Kraemer to RECOMMEND APPROVAL of the Type II Special Use Permit to operate a smash room and paint splatter event space similar in nature to an indoor recreation facility within an existing commercial strip mall at 6425 28th Street SE subject to the scale and operations outlined in this land use approval for the following reasons:**

- 1. The change in property use satisfies the Special Use Permit approval standards outlined in Section 17.06 of the Cascade Township Zoning Ordinance.**

**And with the following conditions:**

- 1. All material and material waste shall be located inside the building or inside a dumpster enclosure.**

**Supported by Chairman Rowland.**

**Motion carried unanimously.**

**ARTICLE 8. Acknowledge visitors and those wishing to speak.**

There was no one wishing to speak.

**ARTICLE 9. Other Business**

Training options for Planning Commissioner were made available.

Commissioner Cribbs stated that the reason for his nay decision, regarding a case at the last Planning Commission meeting, was based on the building being for recreational purposes and not for storage like pole barns or other large storage structures that have previously been approved.

**ARTICLE 10. Adjourn**

**The meeting adjourned at 6:18 pm.**

Respectfully submitted,

Commissioner David Madiol, Planning Commission Secretary