

# Minutes

## Cascade Charter Township Planning Commission AC Airport Commerce District Zoning Review Sub-Committee

Thursday Sept 1

7:30 am

Cascade Charter Township offices - 5920 Tahoe Drive

Conference Room

**ARTICLE 1. Call the meeting to order.**

Meeting called to order by Subcommittee Chair Rissi at 7:31 am. All members present, along with Counsel and Township Supervisor.

**ARTICLE 2. Approve the Agenda**

Motion made to approve the agenda by Member Rapin, supported by Member Korstange. Passes unanimously.

**ARTICLE 3. Approve minutes of Aug 18th meeting**

Motion made to approve August 18<sup>th</sup> meeting minutes by Member Moxley, supported by Member Korstange. Passes unanimously.

**ARTICLE 4. Approve minutes of Aug 25<sup>th</sup> meeting**

Motion made to approve August 18<sup>th</sup> meeting minutes by Member Moxley, supported by Member Korstange. Passes unanimously.

**ARTICLE 5. Disclose any Conflict of Interest**

No conflicts disclosed.

**ARTICLE 6. Acknowledge visitors and those wishing to speak.**

No visitors present.

#### **ARTICLE 7. Open discussion with legal council**

- Zoning of areas near public airports and permissible uses must take into consideration the Airport Zoning Act, relevant case law, and the Zoning Enabling Act.
- Use of sub zones like AC1, AC2 is commonly found in similar zoning ordinances in other communities. While not currently in Cascade Township's ordinance, many zoning ordinances covering areas surrounding public airports refer to FAA, Aeronautics Commission, etc. Recommendation would be to include similar references in Cascade's ordinance. Site plan reviews of non-aeronautical uses, regardless of district, is commonly found in similar ordinances.
- Stormwater – Cascade's stormwater ordinance does apply to non-aeronautical uses in AC1 and AC2. The stormwater ordinance does not apply to Aeronautical-use facilities, but may be covered by other bodies.
- Access to non-aeronautical use facility in AC1 with access through AC2 would be permissible.
- Buildings that span multiple jurisdictions, lots in AC1 are permissible as they're not covered by zoning rules like setback.

#### **ARTICLE 8. Review Letter from May 20, 2002**

Helpful review of past discussion regarding proposed boundaries of AC2 as the zoning ordinance was last updated.

#### **ARTICLE 9. Goals of next meeting**

- Review definitions in ordinance of aeronautical-use. What is in our ordinance vs. FAA reference, and what reference material can counsel provide?

- Review options for overlay district covering areas adjacent to the airport, taking into consideration airport layout plan. This would not change any permissible use already in place in these areas.
- Revisit subzone and site plan review options for next steps.

**ARTICLE 10. Any other business**

Next meeting will be Thursday, September 22, 2022 at 7:30am.

Grand Valley Metro Council and the Airport are conducting an airport access study currently.

**ARTICLE 11. Acknowledge visitors and those wishing to speak**

No visitors present.

**ARTICLE 12. Adjournment**

Motion made to adjourn at 8:39 am by Member Moxley, supported by Member Korstange. Passes unanimously.