

Minutes
Cascade Charter Township
Planning Commission
Monday, November 13, 2023
7:00 pm
2870 Jacksmith Ave SE

ARTICLE 1. Chair Noordyke called the meeting to order at 7:00 p.m.
Members Present: Noordhoek, Richardson, Moxley, Noordyke, Engel, Rissi, Rowland
Members Absent: Bruneau (excused/attended virtually)
Others Present: Zoning Administrator Madison Smith-Jacoby and others listed on the sign-in sheet.

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda

Motion was made by Member Rissi to approve the current agenda with the removal of Article 7. Supported by Member Engel. Motion carried 7 to 0.

ARTICLE 4. Disclose any conflict of interest

There were no conflicts of interest disclosed.

ARTICLE 5. Approve the Minutes of the October 30, 2023 Meeting

Motion was made by Member Engel to approve the October 30, 2023 meeting minutes as written. Supported by Member Rissi. Motion carried 7 to 0.

ARTICLE 6. Acknowledge visitors and those wishing to speak

There was no one wishing to speak.

ARTICLE 7. Master Plan Amendments

Danielle Bouchard and Chris Khorey from McKenna Associates attended the meeting to determine density bonuses for future residential developments in Cascade.

Bouchard summarized the determined mixed-use designation's height, permitted land uses, and density bonuses to ensure alignment with commission members.

Member Rowland questioned if the Glennwood Hills mixed-use should have a density bonus of 3.5 and 4.5. Chair Noordyke mentioned a concern that the Cascade Fire Department does not have a ladder truck to service buildings taller than 2 stories. Members agreed that to receive a story bonus, developers must provide funding of some degree to the fire department.

Bouchard and Korey created a preliminary density bonus program with a point system to award developers for completing development criteria for new projects located in the mixed-use area.

Commission Members made adjustments to the proposed program, such as modifying the point system numbers, applying penalty points for apartments and hotels, incentivizing LEED design, and removing minor categories from the document.

Some additions to the list included garages/carports for apartments or condos, enclosed bike storage space, a dog park, a community garden, a rooftop deck, parking lot islands, incentivizing pervious surfaces, electric vehicle charging stations, and fixing roads to county standards.

Bouchard will create a revised draft density bonus point system for the next meeting.

ARTICLE 8. Old Business

ZA Smith-Jacoby said there is an application for a building off of Old 28th St and she will need to meet with the Design Review Committee.

The next Planning Commission meeting is December 4.

ARTICLE 9. Any Other Business

Member Moxley is hosting a model railroad open house on November 24.

Chair Noordyke will not be in attendance for the next 2 scheduled meetings and advised the commission to discuss who will be nominated for chair, vice chair, and secretary.

ARTICLE 10. Acknowledge visitors and those wishing to speak

There was no one wishing to speak.

ARTICLE 11. Adjournment

Motion was made by Member Engel to adjourn the meeting. Supported by Member Rissi. Motion carried 7 to 0. The meeting adjourned at 8:31 p.m.

Respectfully submitted,

Joe Engel, Secretary