

Meeting Minutes

Cascade Charter Township Planning Commission

AC Airport Commerce District Zoning Review Sub-Committee

Thursday, September 22, 7:30 AM

Cascade Charter Township Offices – 5920 Tahoe Drive

Conference Room

Article 1: Call the meeting to Order.

Meeting called to order by Sub-committee Chair Rissi at 7:31 am. Members present include Windy Korstange, Brian Hilbrands, Scott Rissi and Ralph Moxley. Member Rapin was unable to attend. Member Moxley is filling in as secretary. Leslie Abdoo was present and represents law firm Foster Swift (Cascade Charter Twp. consulting legal firm).

Article 2: Approve the Agenda

Motion made to approve the Agenda by Member Korstange. Motion supported by Member Rissi. Motion passes unanimously.

Article 3: Approve minutes of September 1 meeting

Motion made to approve September 1 meeting minutes by Member Korstange. Motion supported by Member Moxley. Motion passes unanimously.

Article 4: Disclose any Conflict of Interest

No conflicts noted.

Article 5: Acknowledge visitors and those wishing to speak

No visitors were present.

Article 6: Open Discussion with Legal Council (Leslie)

- Chair Rissi suggested that we meet as a Sub-committee in one week to discuss inputs from attorney Leslie Abdoo. We will then ask Leslie to attend a future meeting to discuss proposed Chapter 14 changes further. Leslie agrees.
- **Section 14.02:** Redlined additions further clarify this section.
- **Figure 14-1 Subzone Map:** Discussion of revising boundaries or converting Subzone 2 into an “Overlay District” and rezoning to ARC, Industrial, or some other underlying district.
- **Section 14.03, Airport Commerce Subzone 1:** No changes proposed due to all aeronautical facilities supportive of the airport. We can discuss if any listed uses should not be included. No site plan approval by the Township is currently required for any project in this subzone.
- **Section 14.04, Uses Permitted by Special Use Approval in Subzone 1:** Minor mineral extraction is permitted with Township approval. No changes noted.
- **Section 14.05, Subzone 1 Regulations:** Non-aeronautical facilities must meet requirements of the MAC and the FAA.
- **Subzone 2 Overlay District, Section 14.06:** Airport Overlay District is established in addition to Subzone 1. The intent is to: 1) Promote health, and safety of residents and businesses surrounding the airport; 2) Protect the approaches to the airport and surrounding airspace from encroachment; 3) Protect vulnerable land uses from negative impacts; 4) Protect state, federal and local investments in aviation infrastructure; 5) Regulate and restrict building sites, placement of structures, and land uses by separating land uses and prohibiting certain land uses that would be detrimental to airport operations.
- **Section 14.07, Uses Permitted by Right in Subzone 2:** In the Airport-Commerce Subzone 2 Overlay District no building, structure or premises shall be erected, altered or used except as one of the following specified uses (list of 9 uses follows).

- **Section 14.08, Uses Permitted by Special Use Approval in Subzone 2:** No changes from original document.
- **Section 14.09 Airport - Commerce Subzone 2 Overlay Standards** (applicable only to non-aeronautical facilities): Any property that an Airport- Commerce Subzone 2 Overlay District Area boundary includes or intersects shall conform to the overlay standards when the site plan review is requested in addition to any requirements in the underlying district. The regulations of this district are in addition to any regulations in the underlying land use district. However, these regulations supersede all conflicting regulations of the underlying land use district to the extent of such conflict, but no further.
- **Section 14.10, Site Plan Review:** Due to the unique nature of the airport, the level of review by the Township within both subzones of the Airport Commerce Zoning District shall be limited to non-aeronautical facilities.
 - 1)** All of the uses in **Section 14.03** that fall with Subzone 1 that are aeronautical facilities shall be permitted as of right and shall not require Township Site Plan review approvals. However, the applicant shall be responsible to submit a site plan indicating the location of any new curb cut to a public street in order to ensure that it meets the minimum Township standards as regulated in this Ordinance.
 - 2)** For those areas in Subzone 2, aeronautical facilities in **Section 14.07** are not subject to Site Plan review but are required to submit a site plan indicating the location of any curb-cut to a public street in order to ensure that it meets minimum Township standards in this Ordinance.
 - 3)** All other uses listed in Subzones 1 and 2 shall require Site Plan review per Chapter 21 of this Ordinance. All uses permitted by Special Use Permit in **Sections 14.04** and **14.08** shall require Site Plan review per chapters 4, 17, 21, as applicable.
- **Section 2. Amendment to Chapter 3 of Zoning Ordinance** (definition in the Aeronautics Code): **Aeronautical Facility-** Any device, physical or otherwise, that is an object of nature or that is human made that aids and is used in aeronautics.

Article 7: Goals of the next Sub-Committee meeting

Sub-committee members to review the uses outlined in AC-1 and AC-2 before our next meeting. We can then discuss those uses and establishing an Overlay district between the airport and M-6.

Next subcommittee meeting will be in one week (Thursday, September 29, 7:30 am). Member Moxley will be unavailable the following two Thursdays after that date.

Article 8: Any other business

None noted. Member Moxley was asked by Chair Rissi to also send the meeting notes to Planning Director Hilbrands for review and distribution to all Sub-committee members.

Article 9: Acknowledge visitors and those wishing to speak

No visitors noted.

Article 10: Adjournment

Motion to adjourn was made by Member Korstange. Motion supported by Chair Rissi. Motion passes unanimously. Meeting adjourns at 8:24 am.

Submitted by:

Ralph W. Moxley