

Meeting Minutes

Cascade Charter Township Planning Commission

AC Airport Commerce District Zoning Review Sub-Committee

Wednesday November 16, 7:30 am

Cascade Charter Township offices - 5920 Tahoe Drive

Conference Room

ARTICLE 1. Call the meeting to order.

Meeting called to order at 7:29am. All members present.

ARTICLE 2. Approve the Agenda

Motion to approve was made by Member Rapin, seconded by Member Moxley. Motion approved.

ARTICLE 3. Approve minutes of November 10 meeting

Motion to approve minutes with noted corrections made by Member Korstange, seconded by Member Rissi.

ARTICLE 4. Disclose any Conflict of Interest

No conflicts noted.

ARTICLE 5. Acknowledge visitors and those wishing to speak.

No guests present.

ARTICLE 6. Discussion of potential overlay district

Draft overlay map presented with overlay A & B noted for discussion. One clarification: Overlay A to include areas south of 36th, north of CSX Railway, east of Kraft, and other areas extending

east of N/S runway up to I96 and M6. Overlay B to include areas east of Kraft and north of M6.

Committee noted map areas labeled overlay B would be best suited to include uses noted in draft amendment to chapter 14 provided previously by legal counsel.

Committee noted map areas labeled overlay A would be best suited for the following uses by right: Building & Trades, Recreation, Schools, Churches, Warehousing, Light Assembly, Storage, Research & Development, Laboratories. Manufacturing, Trucking/Freight, and contractor yards permitted by special use.

Committee proposes 100' setback and landscape buffer, to be approved by Planning Commission, for any properties facing Thornapple River Dr to preserve open space along roadside.

To minimize curb cuts, committee suggests no more than one curb cut on Thornapple River Dr per parcel. Preference would be that all access to parcels be made through service drives.

To promote lower density use in Overlay A committee suggests setbacks that match those found in the Industrial use area.

Committee proposes minimum lot size of 3 acres in overlay A.

ARTICLE 7. Goals of next meeting

Review strategic planning survey and feedback.

Review storm water documentation.

Review additional uses in overlay A, B suggested by Planning Director or Legal Counsel outside those proposed above.

Request/Review the following from Economic Developer

- **Number of industrial properties in the greater Grand Rapids area currently available or sold within the last 12 months. If possible, note those vacant/build to suit vs. existing.**
- **What positive or negative economic impact (tax base, employment) would changing the future zoning of this area have on the township? (Brief summary)**

ARTICLE 8. Any other business

Next meeting will be held December 1, 2022 at 7:30am.

ARTICLE 9. Acknowledge visitors and those wishing to speak

No guests present.

ARTICLE 10. Adjournment

Motion to adjourn at 8:57am made by Member Rapin, seconded by Member Moxley. Motion passes.