

Minutes

Cascade Charter Township Planning Commission

AC Airport Commerce District Zoning Review Sub-Committee

Thursday December 1, 7:30 am

Cascade Charter Township offices - 5920 Tahoe Drive

Conference Room

ARTICLE 1. Call the meeting to order.

Meeting called to order at 7:30am, all members present.

ARTICLE 2. Approve the Agenda

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

ARTICLE 3. Approve minutes of November 16 meeting

Correction to Nov. 16 minutes - adjournment motion should be updated to reflect Member Moxley supported, not Member Rapin.

Motion to approve minutes was made by member Moxley, seconded by member Rissi. Motion approved.

ARTICLE 4. Disclose any Conflict of Interest

None noted

ARTICLE 5. Acknowledge visitors and those wishing to speak.

Two visitors present, none wished to speak.

ARTICLE 6. Presentation by Sandra Korhorn, Economic Development Director

Packet reviewed including industrial vacant parcels or industrial buildings for sale or sold within last 12 months.

7 vacant parcels currently for sale in Kent County, none in Cascade Township. 39 industrial building in varying sizes available, 9 over 50,000 and majority under 26,000 sq ft (roughly size of Kingsland Ace for reference.)

66 industrial buildings available for lease in Kent County, 2 in Cascade. 27 on the list were over 100,000 sq ft.

8 Parcels near airport are Exempt from property taxes. Taxable values reviewed based industrial or non-industrial use.

There is currently a demand and need for industrial land and buildings, and there is limited supply. Example shared of business currently in Cascade looking to expand but currently landlocked, so looking elsewhere. Cascade is a desirable hotspot, but there are challenges with parcels currently available.

Rezoning of properties subcommittee has been reviewing would have a positive economic impact on the township. Taxable values would increase, growth in jobs, positive impact on other businesses in Cascade, etc.

ARTICLE 7. Review Language for Proposed Overlay District and Chapter 14 Amendments

Counsel provided feedback for committees review for future conversation. Naming convention for the sub zones and uses proposed in sub zones reviewed. Overlay standards updated and site plan review noted still in place for non-aeronautic use in all areas.

Benefit of overlay allows for flexibility without rezoning underlying district, but review of ARC will be needed to compare what is proposed for any potential industrial use.

ARTICLE 8. Goals of next meeting

Next meeting will be Thursday December 15th, 7:30am

Review Subzone A language proposed by Counsel and any other questions we think of after reviewing proposed ordinance.

Review Community Survey & Feedback

ARTICLE 9. Any other business

No other business

ARTICLE 10. Acknowledge visitors and those wishing to speak

Tim Mroz - Sr. VP from Right Place – raised concern that property listings may be overly “generous,” actual inventory is typically much less. In his experience a third would already be under contact or spoken for.

ARTICLE 11. Adjournment

Motion to adjourn at 8:20 am was made by member Moxley, seconded by member Korstange. Motion approved.