

MINUTES
Cascade Charter Township Planning Commission
Monday, December 7, 2009
7:00 p.m.

- ARTICLE 1.** Vice-Chairman Waalkes called the meeting to order at 7:00 p.m.
Members Present: Hammond, Lewis, Logue, McDonald,
Pennington, Sperla, Waalkes.
Members Absent: McCarthy (excused), Robinson (excused).
Others Present: Township Planning Director Peterson, Recording
Secretary Hern and Members of the Public.
- ARTICLE 2.** Vice-Chairman Waalkes led the Pledge of Allegiance to the Flag.
- ARTICLE 3.** **Approval of the Agenda for the December 7, 2009 Planning
Commission Meeting.**
Vice-Chairman Waalkes requested a motion for the approval of the
December 7, 2009 Agenda.
- Motion was made by Member Lewis and supported by
Member McDonald to approve the Agenda as presented.
Motion carried unanimously.**
- ARTICLE 4.** **Approval of the Minutes from the November 16, 2009 Meeting.**
Vice-Chairman Waalkes asked if there were any corrections to the
November 16th Minutes or requested a motion for approval.
- Motion was made by Member Lewis and supported by
Member Sperla to approve the November 16, 2009 Minutes as
submitted. Motion carried unanimously.**
- ARTICLE 5.** **Advisory Public Hearing**
Planning Director Peterson noted he re-distributed the packets
from October and November Planning Commission Meetings
when the Commission discussed these items.
- The goal for the meeting is to explain these possible changes to the
public and for the Planning Commission to receive their input.
Staff is not asking the Planning Commission to make any decisions
at tonight's meeting.
- 1. Transitional Industrial Zoning District**
One of the goals in the Township's Master Plan is the creation of
an additional zoning district for the Industrial Zone. The main goal
was to recognize the changes taking place in the market as well as
providing some flexibility with the Township's requirements. In
an attempt to accomplish this goal, Staff is presenting the creation
of the Transitional Industrial Zone. This zone allows for the same

uses as the Industrial Zone and in addition allows for the mixing of uses and reduction in setback standards.

The additional uses that the Township is introducing are stand-alone office and for the property located along an arterial road in the new zone, providing for stand-alone retail, restaurant and personal service establishments.

The other items to note are the lot size and setback requirements. Currently, the Township requires two (2) acres with one hundred (100) foot setbacks in the front, fifty (50) feet in the rear and twenty-five (25) foot side yard setbacks.

The Transitional Zoning District would allow for smaller lot sizes, one (1) acre, with the setbacks at fifty (50) feet in the front and twenty-five (25) feet in the rear and side yards. These setbacks are very similar to the Meadowbrooke development setbacks.

Planning Director Peterson also said the Township has received a few phone calls from the notices that were distributed. A copy of an email received from Gordon Manufacturing is also included within the Commissions' packets. Gordon Manufacturing does not have a concern with the proposed language their concern is in regards to the current language used today. He referenced the ordinance within the Commissions' packets Section 13.03 that allows for aircraft parts and automotive manufacturing but excludes presses over 20-tons. Gordon Manufacturing has presses that exceed this requirement.

Staff researched the language that looks like it was introduced in the 1980's and believes it was standard language at the time. Township Assessors have researched other facilities in Cascade Township and there seem to be five (5) or six (6) other facilities that have the larger presses. Staff suggested that if changes were being made to the zoning, then Staff would prefer to remove the language that stipulates no presses over 20-tons or the restriction could be left as-is and for presses exceeding over 20-tons, they could have the presses under a Special Use Permit.

Vice-Chairman Waalkes opened the meeting for discussion and/or questions of the Planning Commission for Staff. Being there were no questions from the Planning Commission, Vice-Chairman Waalkes opened the meeting for comments from the Members of the Public.

Joe Maier, Treasurer for Cascade Engineering, Inc., said they fully support the creation of the Transitional Industrial Zone. They also support removing the language in the current ordinance with the

20-ton press restriction as they also have presses that exceed this requirement.

Vice-Chairman Waalkes said he personally believes the 20-ton press restriction should be removed from the ordinance. He noted that facilities that house these large presses already have special noise reduction materials in place and the building is designed to not vibrate when the press is operating. He does not see where striking the requirement would cause any future issues.

Bill DeWooge, 5380 52nd Street, said that he owns property behind Gordon Manufacturing and does not have any problems with the large presses in their facility.

Member Lewis asked for clarification if Starr Street is currently in the Industrial Zoning and Planning Director Peterson said it is.

Planning Director Peterson noted that tonight's meeting was to hear from Members of the Public and a formal Public Hearing would be scheduled. Notices to the surrounding properties will be distributed announcing the Public Hearing.

2. Farmland Preservation Zoning District

Planning Director Peterson referred to the Township's map noting the area by Snow Road and Quiggle Avenue around 36th Street and Cascade Road.

One of the goals from the Master Plan was to provide residents with more options for their property. The main goal was to become certified by the State so property owners could take advantage of the State/County Purchase of Development Rights Program.

The Township has used the Metro Council's map that indicates prime farmlands. He showed the area of Cascade Township that has been mapped by the council as prime farmland.

The zoning is very similar to the Agricultural Zoning and only a couple of uses would change. Currently, today, in the Agricultural area the Township does not allow for confined feeding areas and would be allowed in the Farmland Preservation Zoning District.

Planning Director Peterson also referred to the uses that are crossed out of Section 7a within the Commissions' packets noting that those uses would not be allowed in the Farmland Preservation Zoning. Uses that would be eliminated from the Farmland Preservation area would be group day care homes, activity centers,

swimming pools and libraries. Regional parks would be allowed in the areas, just not some of the activities.

Churches have also been discussed and they are not a compatible use though there is a couple in the area already.

People can still develop their property and the ordinance provides for the same number of lot splits that is allowed today. Subdivisions can still be developed and the language is included in Article V in the Subdivision Design Standards.

Planning Director Peterson referred to the tables included within the Commissions' packets noting that Table 5-4 is for Farmland Preservation standards. The standards provide two (2) options for the subdivision: 1) no open space where the minimum lot size becomes 200,000 square feet instead of the 100,000 square feet or 2) fifty-percent (50%) of the property is left as open space the lot sizes would be 50,000 square feet. These options are essentially the same as the Agricultural Zoning District today.

Staff has received many phone calls regarding the zoning and many Members of the Public are in attendance at tonight's meeting.

Vice-Chairman Waalkes opened the meeting for any questions of Staff from the Planning Commission. There were no questions, Vice-Chairman Waalkes opened the meeting for Members of the Public to comment or ask questions.

Bill DeWooge, 5380 52nd Street, asked how the new Transitional Industrial Zoning would affect his taxes. Planning Director Peterson said the taxes are based on the use of the property. Implementing these changes would not change the taxes.

The area that is being considered for Transitional Industrial Zoning is already zoned as Industrial today and by allowing the Transitional Industrial Zoning, it would introduce more property uses into the area, making the property more desirable.

Tom Rooks, 9244 36th Street, asked if a family owned 100-acres and if you wanted to set aside ten (10) acres for your children, could you put the rest of the property under the PDR Program? Planning Director Peterson said that is possible. Mr. Rookes asked if wetlands could be improved upon within the farmland and Planning Director Peterson said some can depending on the open space. Mr. Rookes asked if tree farms are included within the program and Planning Director Peterson said he was not sure and could check with the State. Mr. Rookes asked if the boundaries

could grow and Planning Director Peterson said it could if it were to include additional property to the currently designated farm. Properties twenty (20) miles away or so are not included in the Farmland Preservation Zoning as it is designated for a specific area that connects with other area in adjacent townships and the overall County map.

Pat Mooney, of Grattan Township and owns property in this area, said that Grattan Township recently went through this process and it implemented restricted ordinances and as long as the Township is not restricting development and taking advantage of preservation program, then this should go smoothly for the community.

Planning Director Peterson noted that tonight's meeting was to hear from Members of the Public and a formal Public Hearing would be scheduled. Notices to the surrounding properties will be distributed announcing the Public Hearing.

ARTICLE 6. Any Other Business
No other business at this time.

ARTICLE 7. Adjournment
Vice-Chairman Waalkes requested a motion for adjournment.

Motion was made by Member Lewis and supported by Member McDonald to adjourn. Motion carried unanimously and the meeting was adjourned at 7:48 p.m.

Respectfully submitted,

John Sperla, Secretary

Lisa Hern, Recording Secretary