

MINUTES
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
WORK SESSION
Wednesday, August 7, 2024
8:30 am
5920 Tahoe Dr SE Grand Rapids, MI

ARTICLE 1. Chair Moxley called the meeting to order at 8:32 AM.
Members Present: Noordhoek, Bruneau, Moxley, Rissi, Noordyke (left at 9:20 am)
Members Absent: Richardson (excused), Rowland (excused)
Others Present: Community Planning and Development Director (CP&D Director) Andrea Hendrick, Legal Counsel Michael Homier, Zoning Administrator (ZA) Madison Smith-Jacoby, Planning Consultant Daniel Bouchard, Planning Administrative Assistant Nick Govan

ARTICLE 2. Approve the current Agenda
Motion was made by Vice Chair Rissi to approve the current agenda.
Supported by Trustee Noordhoek. Motion carried 5 to 0.

ARTICLE 3. Request for Closed Session
Motion was made by Vice Chair Rissi to enter closed session pursuant Section 8(h) of the Open Meeting Act: To consider material subject to attorney client privilege under Section 13(1)(g) of the Freedom of Information Act. Supported by Trustee Noordhoek at 8:35 am.

Roll Call Vote:

YEAS: Noordhoek, Bruneau, Moxley, Rissi, Noordyke

NOS: None

Motion carried 5 to 0.

Motion was made by Vice Chair Rissi to exit closed session at 9:03 am.
Supported by Member Bruneau. Motion carried 5 to 0.

ARTICLE 4. DRAFT Zoning Ordinance Amendment Discussion
with Daniel Bouchard of McKenna

a. Use Table Review

The committee discussed the proposed use table for various zoning districts.

The committee debated the implications of making existing uses non-conforming.

b. Schedule of Regulations for Principal Structures

Reviewed minimum lot sizes, setbacks, and other dimensional requirements for different districts.

Focused discussion on R1 and R2 districts, with concerns about potential lot splits and maintaining neighborhood character.

Agreed to adjust R2 minimum lot size to be consistent with current requirements (18,000 sq ft).

c. Farmland Preservation District

Proposed increasing minimum lot size to 10 acres to prevent subdividing into smaller parcels.

Proposal to prohibit private roads in the Farmland Preservation district.

d. New R3 District Proposal

Introduced concept of R3 district for attached residential units.

Discussed examples of existing developments that fit this category.

Some committee members expressed concerns about increased density.

Secretary Noordyke was dismissed at 9:20 am due to prior commitments.

e. Community Mixed Use District

Explained the concept of a base district with overlays for specific areas.

ARTICLE 5. Acknowledge visitors and those wishing to speak.

There was no one wishing to speak.

ARTICLE 6. Adjourn

Motion was made by Vice Chair Rissi to adjourn. Supported by Trustee Noordhoek. Motion carried 5 to 0. The meeting adjourned at 10:30 am.

Respectfully submitted,

Chris Noordyke, Secretary