

MINUTES
Cascade Charter Township Planning Commission
Monday, November 16, 2009
7:00 p.m.

- ARTICLE 1.** Vice-Chairman Waalkes called the meeting to order at 6:57 p.m.
Members Present: Hammond, Lewis, Logue, McCarthy, McDonald, Sperla, Waalkes.
Members Absent: Pennington (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 November 16, 2009 Planning Commission Meeting.**
Vice-Chairman Waalkes requested a motion for the approval of the November 16, 2009 Agenda.
- Motion was made by Member McCarthy and supported by Member Lewis to approve the Agenda as presented. Motion carried unanimously.**
- ARTICLE 4.** **Approval of the Minutes from the October 19, 2009 Meeting.**
Vice-Chairman Waalkes asked if there were any corrections to the October 19th Minutes or requested a motion for approval.
- Member Logue noted on Page 4, sixth paragraph in the second sentence, the language should read as: "His concern is if showing the budget for this project and if the government contributes, would the project have the community's support versus the Township's need for the project.
- Member Sperla noted that on the last paragraph of page 6 he would provide some clarification to his comments for the minutes.
- Motion was made by Member Lewis and supported by Member Hammond to approve the October 19, 2009 Minutes as corrected. Motion carried unanimously.**
- ARTICLE 5.** **Discussion: Transitional Industrial Zoning District**
Planning Director Peterson referred to the Township map referring to the district for discussion. He noted that the committee had met regarding this project and tonight's discussion is a result of the committee meeting.
- From the Master Plan, it was decided to develop a Transitional Industrial Zoning District that would allow for some flexibility in

uses along with flexibility in some of the zoning standards, such as setbacks, lot sizes, etc. Currently the Township has one zoning standard for the Industrial District.

Planning Director Peterson noted that the area between 52nd Street, 60th Street, Kraft Avenue and Patterson Avenue is mostly the Meadowbrooke Business Park and is already zoned as part of a P.U.D.

The concept is that the area surrounding the airport, remain Industrial Zoning with the heavier uses and the area on the outer ring of Industrial become the Transitional Industrial Zoning District.

Staff has included within the Commissions' packets the proposed language for the district in Section 13.A. Essentially, the district would have the same uses as the Industrial Zone has today with some additions allowing for some stand alone offices. Currently, offices are only allowed as long as they are a part of manufacturing or industrial use. There are a couple of stand alone offices in this district already such as the Foremost data center and the corporate offices for Cascade Engineering. Stand alone offices would be an allowed use in the Transitional Industrial District.

Planning Director Peterson also noted that additional uses would also be allowed in the Transitional Industrial district provided they are located on a "key-street segments". These would be the major arterial streets as noted in the zoning ordinance.

If someone is in the Transitional Industrial Zoning District or on one of the "key-street segments" they are allowed to have standalone retail, service, or restaurant in this area as well.

There is also a 30% rule that will limit how much of the proepprty can be developed for these uses.

Also included within the Commissions' packets are the Township's Development Standards and noted the language for the Transitional Industrial has been incorporated. The language for lot sizes and setbacks mirrors the standards for current office use that is also similar to Meadowbrooke.

Staff believes the rezoning plan is in line with the Master Plan and the committee is interested in feedback from the Planning Commission.

Vice-Chairman Waalkes opened the discussion for any comments from the Commission.

Member Sperla referred to the arterial map and it appears that Thornapple River Drive to Thornhills was included and Planning Director Peterson clarified the area is Residential and in order for a developer to establish a standalone office they would have to be in both the Transitional Industrial Zoning and key-street segment areas and the areas outside of the proposed Transitional Industrial Zoning are not eligible.

Member Lewis remembers when there were three (3) districts within the Township and understands that flexibility may be necessary but he comes down on the concepts of a strict zoning ordinance that has built-in flexibilities by P.U.D.'s and by variances. His concern is that some of these suggestions came from developers and property owners and these are their suggestions. He also represents the residents of the Township and how the zoning is established. He said he is not going to vote against the Transitional Industrial Zoning but noted that the Township should be careful in its Master Plan Meetings where there is a limited number of people attend who represent a small portion of the Township. This is a ten-year process and industrial has changed and is hesitant in seeing banks and McDonald's out there and is a little uncomfortable allowing more in this zoning.

Member McDonald said he shares Member Lewis' concerns but noted the additional uses are not near residential areas and are being allowed in heavy industrial areas. He believes the new zoning would allow the area to service the service industries, such as medical, as heavy industrial is no longer a large industry as it was when the zoning was developed. By inviting McDonald's or banks into the area it would help service the medical labs, engineering employees, etc. in the area.

Member McDonald asked if we should include a reference to the Township lighting standards since we do for our Sign regulations.

Member Hammond commented that he likes to see rezoning, such as in this case. The zoning is Industrial and the area can no longer support Industrial and by rezoning some of the area, it allows for flexibility and can be redeveloped into something else instead of sitting vacant for a long period of time.

Member Lewis said he agrees with the other Commissioners' comments but it is the means to achieve the goal that he was commenting about earlier. He noted there are a lot of P.U.D.'s in the area and the Township has been flexible with developers. He would prefer to have a more stringent type of an ordinance that has the flexibility built into it.

Member McDonald commented that maybe by implementing the rezoning the Township would not have to do so many P.U.D.'s.

Member Sperla referred to the uses in Paragraph 7 and it seems that most of the uses are incidental to residential such as banks and grocery stores. He wondered how feasible it is for these types of services to go into industrial zoning. Planning Director Peterson believes that those types of businesses would be incidental to the employment base that is out there. The proposal is to allow for retail services in the area.

Member Hammond referred to the Wendy's on Patterson Ave. and 44th Street that is in Kentwood and how it services the employees that work in the area. Planning Director Peterson views the plan as catching up with some of the other communities who are allowing limited uses in industrial zoning.

Member Waalkes believes the plan supports flexibility and changing with the economical times.

Planning Director Peterson said the committee will keep working forward on the project and December 7th is the date they hope to have an Advisory Hearing for the Farmland Preservation and the transitional Industrial to hear what the property owners have to say.

ARTICLE 6.

Any Other Business

2010 Meeting Schedule (Draft).

Planning Director Peterson referred to the schedule noting some of the meetings have been moved to alternate dates throughout the year due to holidays or elections.

Kent County Road Commission (KCRC) Five-Year Road Improvement Plans

Planning Director Peterson referred to the KCRC's 5-year plan included within the Commissions' packets.

Member Sperla asked why 2011 – 2013 do not have any project slated and Planning Director Peterson said that is due to the economy, and that the KCRC has to scale back and reprioritize.

Planning Director Peterson noted that we will be having a meeting with Ada Township and KCRC to discuss possible improvements to Hall St. the meeting will be held Dec at the Forest Hills High School.

Member Lewis distributed information regarding what other communities are doing with renovated/reconstructed properties in their areas.

Member Lewis also noted that the November 18 Township Board Meeting would cover the Burton Street Park property. The engineering firm will present their proposal.

Member McDonald asked Planning Director Peterson to bring the Commission up to speed regarding the Michigan Natural Resources Trust Funding. Planning Director Peterson said they have just been notified that the Township is able to negotiate to acquire the property. Hopefully by the end of the year we will be able to close on the property. He noted that the State grant is a reimbursement program and the Township has to purchase the property first and then meet certain criteria in order to get reimbursed.

Member Sperla asked when, if the Burton Street Park is favorable at Wednesday's Board Meeting, the construction might begin on the project. Planning Director Peterson said that if the weather is favorable, they hope to have the parking lot installed yet this year. He noted that some of the fencing is currently being removed.

Member McDonald thanked Planning Director Peterson for all of his work in filling out the appropriate forms regarding the grant.

ARTICLE 7.

Adjournment

Vice-Chairman Waalkes requested a motion for adjournment.

Motion was made by Member Sperla and supported by Member Lewis to adjourn. Motion carried unanimously and the meeting was adjourned at 7:40 p.m.

Respectfully submitted,

John Sperla, Secretary

Lisa Hern, Recording Secretary