

Meeting Minutes

Cascade Charter Township Planning Commission

AC Airport Commerce District Zoning Review Sub-Committee

Thursday, September 29, 2022, 7:30 am

Cascade Charter Township Offices – 5920 Tahoe Drive Conference Room

Article 1. Call the meeting to order

Meeting called to order at 7:33 am by sub-committee Chair Rissi. Members present include Windy Korstange, Scott Rissi, Ralph Moxley, and Ben Rapin (by phone). Member Moxley filled in as Secretary. Planning Director Brian Hilbrands was also present.

Article 2. Approve the Agenda

Motion to approve the Agenda was made by Member Korstange. Motion seconded by member Rissi. Motion passes unanimously.

Article 3. Approve the Minutes of the September 22 meeting

Motion to approve the minutes of the September 22 meeting was made by Member Rissi Motion seconded by Member Korstange. Motion passes unanimously.

Article 4. Disclose any Conflict of Interest

No conflicts noted.

Article 5. Acknowledge visitors and those wishing to speak

No visitors were present.

Article 6. Review of information from Legal Council

Section 14.03: Items 1, 2, and 3 are exclusively aeronautic uses. Items 4 thru 19 should be considered non-aeronautic uses. Member Rissi is very concerned about hotels and motels near M-6 being used as apartments. If PUD is requested for a hotel, any occupants should be limited to 28 days.

Section 14.10: Review by the Township is limited to **non-aeronautical facilities**.

Section 14.09 Subzone 2 Overlay Standards (only applicable to non-aeronautical facilities): Sub-committee members were in favor of this approach to zoning for areas east of the airport, including the ARC zone. We suspect the residents will support this concept.

Section 14.07 Uses Permitted by Right in Subzone 2: Need to poll the people that show up for a public hearing on the issue of whether to allow an Overlay Zoning District for areas east of airport, or keep this area Agricultural (ARC).

M-6 Highway: This elevated highway acts as a natural buffer between residential and Agricultural uses east of the roadway, and future industrial uses (if allowed in an Overlay district) west of the highway. Director Hilbrands noted that some parcels in the ARC area west of M-6 have already been sold to developers.

Airport expansion in future: Area east of north-south runway is logical for facility expansion. Airport management (Roy Hawkins) has already started to plan for more hanger space in future years. Area west of Thornapple River Drive and AC Subzone 2 would be a natural area. However, utility expansion (water and sewer) into this area would be required to allow for future hangers. Overlay Industrial zoning district would allow for future airport expansion.

PUD-50 (Meadowbrook): White area south of airport and adjacent to Kraft and Industrial zoned area.

Setbacks between uses in non-aeronautical zones: Should be provided so that businesses cannot be located too close to one another. This also affects the need for building setbacks from property lines.

Public Hearing to discuss thoughts on rezoning for Overlay district: Chris and Brian are looking at October 17 for this hearing. Need to define goals for the meeting. How many are for this Overlay, and how many are against it. This will be an informal hearing, with moderate time limits (like 10 minutes per speaker). Ask public for input on specific bullet points. Keep room set up as it is currently and ask people to come up to the microphone. Brian to send out invitations that indicate this meeting is introductory and informal and we wish to hear their ideas. We are looking for feedback from residents before proceeding any further.

Sub-zone 2 at Patterson Avenue: Narrow strips of AC-2 (300 ft. wide) are not really usable with planes taking off right over these two strips of land. This appears related to signage controls more than zoning controls. Sign ordinance should reflect the zoning ordinance.

Article 7. Dates and goals of future meetings

Monday, October 3: Planning Commission meeting. Review Overlay concept with PC members. Distribute CCT zoning maps of Ford Airport. Discuss future public hearing for residents located in ARC Zone east of airport and west of M-6. Member Moxley to hand out Zoning maps to all PC members.

Thursday, October 13: Next meeting of AC Sub-committee at 7:30 am. Members Rissi, Korstange and Rapin are available for a 7:30 am meeting to further review the Overlay District concept. Member Moxley and Planning Director Hilbrands will not be available.

Monday, October 17: Planning Commission informal hearing with local neighbors in ARC district east of airport. Director Hilbrands will send out notices to residents in the affected area.

Thursday, October 20: AC sub-committee meeting at 7:30 am. Review Overlay concept as well as comments received at the October 17 Planning Commission

meeting. Member Moxley will be available. Planning Director Hilbrands will be absent that day.

Thursday, October 27: Meeting of AC Sub-Committee with Leslie Abdoo at 7:30 am. Review the Chapter 14 changes recommended by Leslie.

Article 8. Any other business

None noted

Article 9. Acknowledge visitors and those wishing to speak

No visitors were present.

Article 10. Adjournment

Motion to adjourn was made by Member Korstange at 8:21 am. Motion seconded by Member Moxley. Motion passes unanimously.

Submitted by:

Ralph W. Moxley, AIA, LEED AP

Interim Recording Secretary