

# Meeting Minutes

## Cascade Charter Township Planning Commission

### Airport Commerce District Zoning Review Sub-Committee

Thursday, November 3, 2022, 7:30 am

Cascade Charter Township Offices - 5920 Tahoe Drive

#### **Article 1. Call the meeting to order**

Meeting called to order at 7:30 am by Chair Rissi. Members present include Windy Korstange, Ben Rapin, Ralph Moxley, and Planning Director Brian Hilbrands.

Ralph Moxley to take today's meeting minutes. A cell phone is to be utilized for recording of our discussions.

#### **Article 2. Approve the Agenda**

Motion to approve was made by member Korstange. Motion seconded by member Moxley. Motion approved.

#### **Article 3. Approve minutes of the October 27 meeting**

Motion to approve was made by member Korstange. Motion seconded by member Moxley. Motion approved.

Member Rissi asked that minutes of September 29 be reviewed. Minutes to be tabled until next meeting since several members have not had a chance to review the Sept. 29 meeting minutes.

#### **Article 4. Disclose any Conflict of Interest**

No conflicts noted.

## **Article 5. Acknowledge visitors**

Greg Bol from Visser Development Corp. attended the meeting. Visser owns parcel of property at 5111 Thornapple River Drive, north of 48<sup>th</sup> street (80 acres). Chair Rissi invited Greg Bol to feel free to jump in with comments and thoughts.

Concerned that 80 acre site was Master Planned to be zoned Industrial. He is also concerned about Cascade Township survey of community that Visser was not aware of.

## **Article 6. Discussion of map boundaries for current zoning and future land use**

A. We need to define AC-1 and AC-2 boundaries and possible revisions before we ask Leslie to come back in again.

B. Planning Commission Chair Noordyke had asked the Airport sub-committee to review the land use and zoning for areas outside the airport property. This includes land east of the airport and west of M-6. This was **not** an official motion by the PC. This request includes consideration of establishing a possible "Overlay" district for ARC areas east of the airport property boundary, and for Industrial zoned areas. This Overlay district could include land on both sides of Thornapple River Drive from 36<sup>th</sup> Street on the north side of the airport, south to M-6 near 60<sup>th</sup> street. The Overlay could also include land between the railroad ROW and I-96, and the Industrial zone east of Kraft and north of 52<sup>nd</sup> Street.

C. AC Sub 2 at NW corner near Patterson and railroad ROW would be changed to Industrial.

D. Member Rissi attended the CCT Board of Trustees meeting last night. He noted that **Grand Valley Metro Council** suggested a new access road connecting Thornapple River Drive near 52<sup>nd</sup> Street to 60<sup>th</sup> Street and running parallel to, and slightly west of M-6. This will help reduce future truck traffic on Thornapple River Drive south of M-6 (residential areas).

E. AC Sub 2 north of 48<sup>th</sup> Street and west of Thornapple River Drive is correctly shown. Twenty years ago this area was disputed by the airport management. They thought it was part of AC Sub 1.

F. ARC zoned area south of 52<sup>nd</sup> Street and west of Kraft is a cemetery.

G. Discussed changing AC Sub 2 zone along Patterson Ave. to AC Sub 1. This would not include the area at railroad ROW near the County Road Commission garage and weather station (PUD-48).

H. What is the boundary of the Overlay district? Underlying zoning should not matter.

I. Area south of 52<sup>nd</sup> Street east of AC Sub 1 and west of M-6 would be very difficult to develop because of the low topography in this area. Overlay district may stop at 52<sup>nd</sup> Street.

J. Overlay district to include area east of Kraft and south of 52<sup>nd</sup> Street down to 60<sup>th</sup> Street.

K. **Motion by member Korstange:** Change NW corner parcel to Industrial. All of the remaining AC Sub 2 areas to be changed to AC Sub 1. Motion seconded by member Rapin. Motion approved unanimously.

L. **Motion by member Korstange:** Create an Overlay district SE of airport to M-6, and east of Kraft Ave. and north of 52<sup>nd</sup> Street. The northern boundary of the Overlay district should be 36<sup>th</sup> Street. Supported by member Rapin. Motion approved unanimously.

M. Future land use: Concerns voiced by member Korstange about allowing Industrial zoning along Thornapple River Drive due to truck traffic that would be generated by future warehouses or factories. Concern expressed that opening a door to Industrial zoning would allow many possibilities that could result in very dense development in this area.

O. We could propose Overlay District A and Overlay District B. We could then specify setbacks from property lines.

P. We could allow PUDs at east Overlay district which would give the Planning Commission greater control than making it all an Industrial zone.

### **Article 7. Goals of next meeting**

We should plan on further discussion of Overlay district southeast of the airport. Goal is to look at PUD for the east Overlay district that is less dense. This would be a good compromise. Proposed PUDs would require a proposed plan from the developers. That plan would then be reviewed by the Planning Commission.

Public members attending this meeting next week should come prepared with ideas for us to consider.

We will hold off on asking Leslie to attend the next meeting.

### **Article 8. Any other business**

Member Moxley to develop meeting notes from today and at the meeting on November 10 since member Rapin will be out of town. Member Moxley sought direction on how detailed the meeting minutes need to be. Member Moxley to send rough draft of meeting notes to all sub-committee members for their review. Once he has their feedback then he will send the final notes to Planning Director Hilbrands.

### **Article 9. Acknowledge visitors**

Greg Bol appreciated the opportunity to attend. He plans to attend other sub-committee meetings, especially since our focus is on areas east of the airport.

### **Article 10. Adjournment**

Motion to adjourn was made by member Korstange. Motion seconded by member Moxley. Motion approved. Meeting adjourned at 8:40 am.

Our next meeting will be **Thursday, November 10 at 7:30 am**. Member Rapin will be out of town that day.

Submitted by: Ralph W. Moxley, AIA, LEED AP

Interim Secretary