

MINUTES

Cascade Charter Township Planning Commission
Tuesday, March 23, 2009
7:00 p.m.

- ARTICLE 1.** Chairman Robinson called the meeting to order at 7:00 p.m.
Members Present: Hammond, Lewis, Logue, McCarthy, McDonald, Pennington, Robinson, Sperla, Waalkes
Members Absent: None
Others Present: Township Planning Director Peterson, Lynee Wells of Williams & Works, and Members of the Public.
- ARTICLE 2.** Chairman Robinson noted the Commission would forego the Pledge of Allegiance to the Flag since there was not a flag in the room.
- ARTICLE 3.** Chairman Robinson requested a motion for the approval of the March 23, 2009 Agenda.
- Motion was made by Member Lewis and supported by Member Sperla to approve the Agenda as presented. Motion carried unanimously.**
- ARTICLE 4.** **Approval of the Minutes from the February 17, 2009 Meeting.**
Chairman Robinson asked if there were any corrections to the February 17th Minutes or requested a motion for approval.
- Planning Director Peterson noted that Member McCarthy had emailed him with some minor modifications to the February 17th Minutes. There were no other corrections from the Planning Commission.
- Motion was made by Member Lewis to approve the February 17, 2009 Minutes with the modifications submitted by Member McCarthy and supported by Member Waalkes. Motion carried unanimously, the February 17, 2009 Minutes were approved with modifications as submitted by Member McCarthy.**
- ARTICLE 5.** **Consider Resolution to Approve 2009 Master Plan.**
Chairman Robinson welcomed the Public Members along with Township Superintendent Beahan and Township Manager Cousins.
- Planning Director Peterson noted that each of the Planning Commissioners should have before them a revised Resolution for the Master Plan from the Township's Attorney.

Planning Director Peterson thanked Ms. Wells from Williams & Works for all her work and detailed reports in developing the Master Plan. He also thanked those who served on the various Study Teams for their time and insight.

Planning Director Peterson noted this is the Public Hearing for the Master Plan. The Planning Commission is being asked tonight to vote for approval of the Plan. If the Planning Commission votes the Master Plan in favor, the Master Plan will go before the Township Board for their vote as well.

Member Lewis asked if the Township received any comments from the surrounding communities regarding Cascade Township's Master Plan. Planning Director Peterson said one comment was received from MDOT (Michigan Department of Transportation) noting they are not considering the I-96 interchange east of the Thornapple River.

Ms. Wells provided a brief presentation of the Master Plan, reviewing the past processes in developing committees, surveying the community's members and holding Town Meetings to obtain community feedback regarding the Master Plan.

Ms. Wells reviewed the goals and objectives for each of the categories of the Master Plan.

She referred to the Comments and Responses Report noting each comment received has a response and the page number that the change is located on. The comments listed have been collected over the past four (4) months. The Planning Commission has reviewed the comments one through twenty-six on January 19th at the Draft for the Public Hearing and comments thereafter are additional comments received since that meeting. Ms. Wells asked the Planning Commission to include in their approval the additional comments received on the Comments and Responses Report as these have not all been incorporated into the final documentation of the Master Plan. Many of these comments include general housekeeping items and the letter received from MDOT.

Ms. Wells noted that tonight's meeting is a Public Hearing and additional comments heard this evening could also be included in the Comments and Responses Report. The Planning Commission can approve the Master Plan tonight, approve with conditions or deny the Plan. After the Planning Commission votes, the Master Plan will be presented to the Township's Board for their vote and they can approve, approve with conditions or deny the Master Plan.

Member McDonald thanked Planning Director Peterson and Ms. Wells for a great job on the Master Plan. He reminded the Public Members that the Master Plan is a blueprint for the next decade and the toolbox is the Township's Ordinance.

Member Logue asked that the Comments and Responses Report be read and Planning Director Peterson read the following from the report:

1. What percent of homes in the utility district are connected to water? And, what percent have water available?
2. Requiring that new subdivisions and site condominiums be connected to water may be too restrictive in the Master Plan.
3. The title "Townhome/Retirement Residential" might have negative connotations. Consider changing the name.
4. Consider adding a statement about the Township's position/vision in the larger context of Kent County.
5. Develop a list of immediate priorities from the implementation tables for the Planning Commission to use as its work plan.
6. Include the intersection of Thornapple River Drive and Cascade Road as a gateway, in addition to the gateways at new/old 28th Street and Cascade Road.
7. Consider a separate land use designation for the commercial lands at 36th Street and Kraft Avenue and 60th Street and Kraft Avenue. The permitted uses should include those uses operating in the area, with special uses including new uses, such as restaurants and offices.
8. Connect the park n' ride facility with the CSX rail line.
9. Add an implementation step about the expansion of Tassell Park along the River and across Cascade Road with a possible boardwalk along the river. Consider modifying the land use along Tassell Park to "community facilities."
10. If we are going to show the Thornapple Golf Course as community, we should probably include the other golf courses such as: Quail Ridge, Watermark and Centennial Country Club.
11. Add language that developers should be encouraged to add walking paths or "short cuts" from developments to schools when feasible.
12. Time of Sale Inspection Program, this is duplicating the effort. The Township should not mandate them instead the Township should work with the County to mandate them.
13. Purchase of Development Rights: there should be an education program. Property owners may not realize that eventually, the reduced property taxes on the un-developable portion of the property will continue to increase over time and may eventually be larger than the crop or operation can afford.

14. Energy Efficient Design Policy, remove “built to LEED standards.”
 15. Remove the planned interchange from the future land use map since MDOT is abandoning the idea.
 16. Add the Tassell property to the future land use map.
 17. Page 54 States we have two (2) fire departments, however it should say the Township has two (2) fire stations.
 18. Map 7, the bike route from Thornapple River Drive to the recreation park is missing.
- Comments 19 through 22 contained miscellaneous housekeeping corrections.
23. Verify that all references to the Airport say Gerald R. Ford “International” Airport.
- Comments 24, 25, 26, and 27 contain general feedback received with no action required.
28. Page 13 of the draft mentions Township Lakes but leaves out the unnamed gravel pit lake on the DeVos Estate.
 29. Letter from Dave Wresinski, MDOT, stating that MDOT has no plans at this time to pursue additional local access to I-96 east of the Thornapple River. Add letter to the appendix of the Master Plan.
 30. Add the survey results sheet to the appendix of the Master Plan.
 31. Contains minor housekeeping edits.
 32. Update sewer map along Cascade Road and Burton.
 33. Revise reference to road conditions along Thornapple River Drive and 28th Street.
 34. Revise PASER road conditions Map 13 to be consistent with recent road improvements.
 35. Revise Map 14 to include two new stoplights along Thornhills.

Chairman Robinson thanked Planning Director Peterson and Member McDonald for their hard work and contributions to the Master Plan and thanked the Public Members for their assistance.

Motion was made by Member McDonald and supported by Member Hammond to open the Public Hearing. Motion carried unanimously.

Chairman Robinson invited any Members of the Public to address the Planning Commission. There were no Public comments.

Township Supervisor Beahan thanked everyone who contributed to the Master Plan for his or her hard work. The Township truly appreciates everyone’s efforts.

Motion was made by Member McDonald and supported by Member Lewis to close the Public Hearing. Motion carried unanimously.

Member Lewis noted it has been a long year in the development of the Master Plan. He has gotten to know many of the citizens during the process and there was a lot of give-and-take on everyone's part and the development of this Master Plan is something everyone should be proud of.

Member Lewis also appreciates the support and guidance of Williams & Works and thanked Ms. Wells for her reports.

Motion was made by Member Lewis to approve the Master Plan and the Resolution with the condition that the Commission also accept the: Comments and Remarks Report, the MDOT letter and the Public Survey comments and was supported by Member Waalkes.

Chairman Robinson requested a Roll Call Vote:

**Member Pennington, yes
Member McDonald, yes
Member Logue, yes
Member Lewis, yes
Chairman Robinson, yes
Member Waalkes, yes
Member Sperla, yes
Member Hammond, yes
Member McCarthy, yes**

All in favor with none opposed, motion carried unanimously.

ARTICLE 6.

Any Other Business.

Chairman Robinson opened the meeting for any other business. There was no other business of the Planning Commission.

ARTICLE 7.

Adjournment

Chairman Robinson requested a motion for adjournment.

Member Waalkes supported by Member McDonald moved to adjourn. The motion carried and the meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Jeff Sperla, Secretary

Lisa Hern, Recording Secretary