

**MINUTES**  
**CASCADE CHARTER TOWNSHIP PLANNING COMMISSION**  
**MONDAY, September 16, 2024**  
**7:00 pm**  
**2870 Jacksmith Ave SE**

**ARTICLE 1.** Chair Moxley called the meeting to order at 7:01 pm.  
Members Present: Noordhoek, Moxley, Rissi, Noordyke, Rowland, Richardson  
Members Absent: Bruneau (excused)  
Others Present: Community Planning and Development Director (CP&D Director) Andrea Hendrick, Township Engineer Aric Thorne, Township Manager Jade Smith, Planning Administrative Assistant Nick Govan and others listed on the sign-in sheet.

**ARTICLE 2. Pledge of Allegiance to the Flag**

**ARTICLE 3. Approve the current Agenda**

**Motion was made by Secretary Noordyke to approve the current agenda. Supported by Vice Chair Rissi. Motion carried 6 to 0.**

**ARTICLE 4. Disclose any Conflict of Interest**

There were no conflicts of interest disclosed.

**ARTICLE 5. Approve the Minutes of the July 15, 2024 Meeting and August 7, 2024 Work Session.**

**Motion was made by Secretary Noordyke to approve the minutes of the July 15, 2024 meeting as written. Supported by Vice Chair Rissi. Motion carried 6 to 0.**

**Motion was made by Vice Chair Rissi to approve the minutes of the August 7, 2024 work session as written. Supported by Trustee Noordhoek. Motion carried 6 to 0.**

**ARTICLE 6. Acknowledge visitors and those wishing to speak.**

Chair Moxley opened the floor for public comments.

John McGovern, owner of the neighboring property at 5505 36th Street for 38 years, expressed concerns about case 24-3827 5441 36<sup>th</sup> St. He worried that the plans would impact his current usage and rights related to shared drives, potentially reducing access for equipment servicing and maintenance on his property. Mr. McGovern also questioned the buffer yard requirements between his property and the proposed construction. Community Planning and Development Director (CP&D Director) Andrea Hendrick remarked she would address the concerns during her presentation on case 24-3827.

**ARTICLE 7. Case #24-3827 - Tabled**

**Applicant:** Josh Baker

**Property Address:** 5441 36<sup>th</sup> St SE

**Parcel Number:** 41-19-18-477-012

**Requested Action:** Site Plan Review for a 12,000-sf warehouse addition.

**Motion made by Vice Chair Rissi to remove Case 24-3827 from the table. Supported by Member Noordyke. Motion carried 6 to 0.**

CP&D Director Andrea Hendrick presented updates on the case involving a new site plan for a property at 5441 36th Street. She explained that the applicant had increased the width of the driveway to 36<sup>th</sup> so no shared access with 5505 36th Street was required. She addressed the buffer requirement and the applicant's request for a deviation from the location of the plant material.

Township Engineer, Aric Thorne, provided his feedback and review of the Site Plan related to stormwater runoff and placement of the retention wall between the properties stating that it complied with the Township's requirements.

The applicant, Josh Baker, introduced himself and expressed willingness to work with the Township and neighbor to address concerns. He committed to making any necessary changes to accommodate their needs.

Jim Vandenberg, the architect, provided technical details about the retaining wall and site layout. He explained the cantilevered foundation design and its distance from the property line would be 12ft.

Member Noordyke inquired about the termination of the previous contractor and the selection of a new one. Mr. Baker confirmed that he had terminated the previous contractor and was in discussions with new, reputable contractors to oversee the project.

Member Rowland asked about the grading between the retaining wall and the property line. Mr. Vandenberg explained that the plan was to keep it the same as the existing grade but assured that they were willing to adjust the grading to accommodate the neighbor's preferences.

Vice Chair Rissi inquired about the surface of the seven-foot area between the wall and property line. Vandenberg confirmed that it would be grass and mentioned that some bushes were included in the landscaping plan.

**Motion was made by Secretary Noordyke to APPROVE Case Number 24-3827, for a Site Plan for 5441 36th street with the following provisions:**

- 1. The required buffer yard plantings on the east side of the subject property are reduced to accommodate shared access with 5505 36th Street.**

**Furthermore, the following conditions shall be placed on the approval:**

- 1. The application and plans submitted by the applicant and signed, dated, and stamped by the Planning Director, shall constitute the approved plans.**
- 2. That the use shall operate according to this application and per the testimony of the applicant.**
- 3. Any proposed signage must be reviewed and approved in accordance with CCT Sign Ordinance Standards.**
- 4. All Soil Erosion & Sediment Control plans are approved by the Kent County Road Commission.**
- 5. \$100,000 Soil Erosion & Sediment Control Bond**
- 6. The applicant work with neighboring property owner at 5505 36<sup>th</sup> Street with relation to retaining wall and grading between the properties to the neighbors liking within reason.**
- 7. All fees associated with this approval are paid in full and in advanced of construction.**
- 8. Per Section 24.02.4.a. staff will issue a written notice to dissolve the Cease and Desist order.**

**Supported by Member Rowland. Motion carried 6 to 0.**

**ARTICLE 8.**

**Case #24-3843 - Tabled**

**Applicant:** QuikTrip

**Property Address:** 5905 Broadmoor Ave SE

**Parcel Number:** 41-19-31-352-006

**Requested Action:** Preliminary Development Plan review for a modification to PUD-95 at 5905 Broadmoor Avenue SE.

**Motion made by Vice Chair Rissi to remove Case 24-3843 from the table. Supported by Member Rowland. Motion carried 6 to 0.**

CP&D Director Hendrick presented updates on the QuikTrip application for 5905 Broadmoor. She noted that the applicant had made changes to the site plan, including removing exterior truck parking from the east side of the property. Hendrick also shared concerns about potential issues based on similar developments in neighboring townships, particularly related to truck idling and parking enforcement.

Trustee Noordyke asked staff for the history of the PUD. Both staff and Vice Chair Rissi responded that the PUD was established around 2015 a collaborative effort involving multiple townships, including Caledonia and Kentwood, as part of a regional development strategy for the "Four Corners area." Initially focused on office space development, the PUD allowed for schools and other uses but excluded gas stations, though current needs have shifted since its inception.

Todd Schieber, counsel for QuikTrip, emphasized the differences between their proposal and problematic sites in other areas. He highlighted that their plan did not include designated truck parking, which had been a source of issues at other locations.

Skyler Evans, representative for QuikTrip, discussed potential community benefits. When asked by Secretary Noordyke to clarify the extent of these benefits, Skyler explained that beyond the 25-30 direct jobs, the development would unlock potential value in the 11-acre parcel, attract additional businesses, and generate significant tax revenue for the township. He also mentioned that QuikTrip employees often become long-term career employees, with opportunities for advancement within the company. Skyler added that QuikTrip offers various employee benefits, including scholarships, tuition assistance, and daycare assistance, which would benefit local community members.

Vice Chair Rissi shared positive observations from visiting QuikTrip locations in other states. He noted that he had observed community benefits such as sports fields sponsored by QuikTrip along interstate highways. Rissi suggested that he would like to see more creative community benefits of this nature, rather than just focusing on jobs and tax revenue.

In response, Mr. Schieber mentioned that they had been in discussions with the township's attorneys about potential additional community benefits. However, they were still working out the details of how such benefits could be implemented within the existing ordinance and PUD framework.

William Asfour, trustee of the trust that owns the property, provided historical context about the PUD zoning. He explained that in 2015, the planning director at the time, approached him about changing the zoning of the property to promote interest and marketability. He stated at the time the

township asked for Asfour's acquiescence to give them time to implement the changes. Asfour agreed, as the former zoning would not have allowed for this type of development. He noted that the goal was to promote interest and marketability, but in the nine years since the zoning change, there had been little interest in the property.

**Motion was made by member Rowland to recommend that the township board not consent to an amendment to the conditions contained in Ordinance #3 of 2015.**

**Supported by Member Richardson. Motion carried 4 to 2.**

**Yeas: Noordhoek, Richardson, Rowland, Moxley.**

**Nays: Rissi, Noordyke.**

**ARTICLE 9. Acknowledge visitors and those wishing to speak.**

There was no one wishing to speak.

**ARTICLE 10. Other Business**

Vice Chair Rissi shared observations about township-initiated zoning changes, noting that they often do not end favorably for either party.

Secretary Noordyke addressed Township Manager Jade Smith being in attendance and asked if he would share any updates related to the township.

Manager Smith concurred with Vice Chair Rissi's comments regarding PUDs. He suggested that the CP&D Director could examine certain aspects of PUDs, particularly the possibility of reverting PUD zoning back to its original zoning. He also provided updates on recent developments and ongoing initiatives in the township. He began by highlighting the success of the recent Heritage Festival, which drew an estimated 2,000 attendees to the new stone house on the church and museum grounds along Orange Avenue. The event not only celebrated the preservation and history of Cascade but also generated business for local establishments.

Manager Smith then discussed the township's efforts to reimagine the village area in Cascade. This project involves working with consultants through the Downtown Development Authority and the Board of Trustees to envision the future of public spaces in the village area. The initiative encompasses the Tuffy site, the doctor's office, Tassel Park, and potential upgrades to the museum.

On the staffing front, Manager Smith reported that the township had hired a new parks and facilities director and a parks and facilities coordinator. These new positions will help with programming for parks and public sites throughout the township. He also mentioned that they were actively recruiting for a new zoning administrator and working with the sheriff's office for interim code enforcement.

Vice Chair Rissi commended the manager on quickly filling vacancies, noting that this had been a challenge for the township in the past.

Manager Smith elaborated on the township's recruitment efforts, explaining that they were taking creative approaches to attract top talent. This includes conducting a township-wide compensation study to ensure competitiveness in the job market. He emphasized the importance of making Cascade an attractive place to work to secure the best employees for the community.

In addition, Manager Smith informed the commission that in the absence of a zoning administrator, staff is working with Danielle Bouchard with McKenna to fill any voids and ensure that operations continue smoothly.

**ARTICLE 11. Adjourn**  
**Motion was made by Secretary Noordyke to adjourn. Supported by Vice Chair Rissi, Motion carried 6 to 0. The meeting adjourned at 9:06 pm.**

Respectfully submitted,  
Chris Noordyke, Secretary