MINUTES
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, May 18, 2026
6:00 pm
2870 JACKSMITH AVE SE

ARTICLE 1. Chair Rowland called the meeting to order at 6:00 pm.

Members Present: Korstange, Kraemer, Rowland, Cribbs, Madiol, Kaiser
Members Absent: Lauer (excused)

Others Present: Building Official Brian Wilson, Planner Kyle Mucha of McKenna Associates (appearing remotely), Mallory Reader of Foster Swift, 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 Commissioner Madiol to approve the current agenda.
Supported by Commissioner Kaiser.
Motion carried unanimously.

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

There were no conflicts of interest disclosed.

ARTICLE 5. **Approve the Minutes of the May 4, 2026, meeting.**

Motion was made by Commissioner Cribbs to approve the Minutes of the May 4, 2026 meeting.
Supported by Commissioner Kaiser.
Motion carried unanimously.

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

There was no one wishing to speak.

ARTICLE 7. **Case #26-3921**
Applicant: Tyler Bartis, Pioneer Construction
Owner Christina Keller, Industrial Spaces LLC
Property Address: 4950 37th Street SE
Parcel Number: 41-19-19-100-033
Requested Action: Site Plan Review for a building addition.

Brian Wilson presented the case on behalf of McKenna Associates. He noted the subject property is approximately 7.31-acre site located at 4950 37th Street SE. The proposal involves an expansion of the existing Cascade Engineering facility, with the existing building at approximately 57,000 square feet and the proposed addition at approximately 61,000 square feet for one-story manufacturing use.

Wilson reported that the Zoning Board of Appeals granted a variance on

May 12, 2026, to allow a front yard setback of 10.7 feet for the proposed building. He noted the staff report addressed flood plain setbacks, off-street parking, outdoor lighting, landscaping, and drainage. He highlighted that the staff report indicated the average foot candle for outdoor lighting was below the minimum standard and that a modification would be required. He confirmed the drainage plan had been reviewed by the township engineer and was included as a late addendum, along with the pre-application meeting minutes and staff recommendations. Staff recommended approval subject to conditions, including submission of a landscaping bond, a stormwater maintenance agreement, proof of a shared parking agreement with the neighboring property to the west, and satisfaction of engineering review requirements.

Chair Rowland sought clarification on the lighting section of the staff report, noting that the report appeared to state both that the proposed lighting exceeded 1,000 lumens and was therefore not exempt from requirements, yet also that the proposed fixtures were in compliance with standards. He expressed confusion regarding the apparent inconsistency between those two findings.

Kyle Mucha of McKenna Associates, appearing remotely, addressed the lighting concern. He noted that the lighting fixtures met the intent of the ordinance standards, and that the lumens level had been the identified concern. He indicated that staff had been working with the applicant on the lighting details and invited the applicant to speak to the specifics, as his involvement had been limited.

Vice Chair Kraemer noted that the pre-application conference materials included comments from the fire department regarding aerial ladder access, hydrant access, and hydrant location, and asked whether those concerns had been addressed. Treasurer Korstange observed that pre-application conference discussions are preliminary in nature and often reflect brainstorming rather than formal requirements. She recalled that a fire hydrant had been identified in the applicant's parking lot during the pre-application review and noted the primary question had been whether it would remain in place or require relocation.

Applicant representative Chris Miller of Nederveld addressed the Commission. With respect to fire access, he confirmed that a turnaround accommodating fire truck navigation had been incorporated and was depicted in an exhibit within the plan set. He stated that additional fire hydrants had been added along the new fire access lane on the north and east sides of the building to meet the maximum hose distance requirements established by the fire department. Regarding the lighting plan, Miller indicated that the applicant had worked with Township staff to revise the plan after receiving initial comments, and that the updated plan had been submitted, though a timing delay may have resulted in the revision not being reflected in the staff report. He characterized the lighting matter as resolved.

Treasurer Korstange also raised a question related to parking, noting that the proposed building footprint would displace existing truck navigation

area and asking whether the remaining parking supply was sufficient. Regarding parking, Miller explained that the building addition was proposed in an area used primarily for truck navigation rather than designated parking spaces. He noted that a floor area analysis demonstrated that the available parking remained sufficient and that the shared parking agreement with the neighboring property did exist, though it may not have been properly attached to the application submission.

She recalled that the shared parking agreement with the neighboring property had also been discussed at the pre-application conference and asked about the status of that agreement. Miller confirmed that the shared parking agreement had been recorded.

Mucha confirmed that the parking and lighting matters could be reviewed administratively by staff as conditions of approval, and that staff did not consider either issue significant enough to require the application to return for additional revision prior to Commission action.

Commissioner Kaiser inquired about the northeast corner of the site and whether it would be affected by the new construction. Miller confirmed that the fire access lane would be installed in that area.

Commissioner Kaiser inquired about the green space also in the northeast corner of the site and whether it would be affected by the new construction. Miller confirmed that the disturbed area would be restored with landscaping in accordance with the landscape plan.

Following questions to the applicant, the Commission discussed the application. Chair Rowland stated that upon review, the application appeared to meet or exceed applicable requirements, and commended the applicant for the thoroughness of the submission. He noted that while the building expansion would likely increase truck traffic, the truck drive is a private drive, with the only public traffic concern being access from Patterson Avenue.

Treasurer Korstange expressed support for the expansion but noted frustration with the process, observing that the Commission typically receives completed fire department stipulations, a copy of any required shared parking agreement, and other supporting documentation as part of the application packet prior to taking action. She attributed the gaps in the application materials to the current staffing situation at the Township rather than any failure on the part of the applicant, and noted it was not fair to the applicant to be proceeding under those conditions. She confirmed that the pre-application conference had been held in late February or early March, providing adequate lead time. Chair Rowland acknowledged the concern and noted that proceeding was preferable to requiring the applicant to return in 30 days simply to allow staff to compile materials that should have already been included.

Motion was made by Chairman Rowland to Approve Case Number 26-3921, for a for a Site Plan Review for a building addition located at 4950 37th Street SE with the following conditions:

1. **A $5,000 landscape bond shall be submitted prior to construction.**
2. **A stormwater maintenance agreement shall be registered with the county prior to construction.**
3. **Proof of a shared parking agreement with the property to the west shall be provided prior to construction.**
4. **Documentation that the outdoor lighting meets all applicable requirements shall be submitted prior to construction.**
5. **All other agency review stipulations, including those from fire and engineering, shall be satisfied, with compliance documentation submitted to Township staff for record retention.**

Supported by Vice Chair Kraemer.
Motion carried unanimously.

ARTICLE 8. Acknowledge visitors and those wishing to speak.

There was no one wishing to speak.

ARTICLE 9. Other Business

Treasurer Korstange provided an update on the status of the new zoning ordinance. She noted that the ordinance had been placed on hold pending a referendum vote scheduled for August and encouraged Commission members to support broader community awareness efforts ahead of the vote. She mentioned the possibility of public engagement sessions being held in early June, similar to those conducted in the fall, which would give residents the opportunity to ask questions and receive direct clarification from the Planner. She noted the sessions would serve as a valuable resource for residents seeking accurate information about what they would be voting on.

ARTICLE 10. Adjourn

The meeting adjourned at 6:26 pm.

Respectfully submitted,

Commissioner David Madiol, Planning Commission Secretary