

Minutes
Cascade Charter Township
Planning Commission
Monday, September 19, 2022
7:00 P.M.
2870 Jacksmith Ave SE

ARTICLE 1. Vice Chair Moxley called the meeting to order at 7:00 P.M.
Members Present: Noordhoek, Rowland, Rissi, Moxley, Deering, Rapin, Korstange, and Engel
Members Absent: Noordyke (excused)
Others Present: Planning Director Brian Hilbrands, Zoning Administrator Madison Smith-Jacoby, and those listed on the sign-in sheet.

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda

Motion was made by Member Rissi to approve the current agenda. Supported by Member Rapin. Motion carried 8 to 0.

ARTICLE 4. Disclose any Conflicts of Interest

There were no conflicts of interest disclosed.

ARTICLE 5. Acknowledge visitors and those wishing to speak on non-agenda items.

There was no one that wished to speak.

ARTICLE 6. Case #22-3732/John Postma

Property Address: 5479 Ranger Hills Drive SE

Requested Action: Accessory building exceeding 832sqft.

Zoning Administrator Smith-Jacoby stated the applicants are requesting an amendment to a previously approved plan due to the location of the drain fields. The formerly approved setback was 50 feet. The setback is proposed to be reduced to 24 feet. This change still meets the setback requirements of the ordinance for the height of the building. In order to avoid cutting down trees or moving utilities, this was the best option for placing the accessory building.

Staff recommended approval of the accessory building as presented with the setback amendment.

Member Korstange asked if neighbors were re-noticed and the answer was yes. Zoning administrator Smith-Jacoby stated they had one neighbor reach out who didn't like the prospect of the accessory building.

Dustin Carpenter with D. Carpenter Homes spoke on behalf of the applicants and stated that both drain fields are still on the property. Upon starting construction, they dug into

one of the drain fields and realized they would have to adjust their plans. Carpenter stated that the orientation had to be shifted due to trees being in the way and the culvert that runs under Ranger Hills.

Motion was made by Member Rissi to open public hearing. Supported by Member Deering. Motion carried 8 to 0.

There was no one that wished to speak.

Motion was made by Member Rissi to close public hearing. Supported by Member Rapin. Motion carried 8 to 0.

Motion was made by Member Rissi to approve the amended special use permit as requested with conditions that the building may not be used for a business or living space and any outdoor lighting meets Township standards. Supported by Member Korstange. Motion carried 8 to 0.

ARTICLE 7. Case #22-3738/GDK Construction

Property Address: 5251 36th St

Requested Action: Site Plan Review for an amendment to an approved site plan for a 55,000sqft addition and parking lot renovations.

Planning Director Hilbrands presented the case and stated this plan was previously approved by the Planning Commission to construct a 55,000sqft addition to an existing building resulting in a total building size of just over 104,780sqft. Since approval, they have changed plans to remove an internal driveway adjacent to the parking lot as well as the underground detention basins. Due to the underground basin removal, the two that are above ground have been expanded and need further approval. The Township Engineer has reviewed and approved these revised plans. It was also noted that three trees were removed along 36th St but will be replaced.

Staff recommended approval with the same five conditions previously required at the July 18th meeting.

John Male with Exxel Engineering explained that eliminating the underground ponds and expanding the above-ground ponds will save a significant amount of money.

Motion was made by Member Rapin to approve the amended Site Plan Review with the five conditions noted by Staff. Supported by Member Deering. Motion carried 8 to 0.

ARTICLE 8. Case #22-3739/Northpointe Bank

Property Address: 5303 28th St Ct

Requested Action: Basic Plan Review for an amendment to the PUD Ordinance to accommodate an addition to the existing office building.

Planning Director Hilbrands presented the case and stated the applicant is requesting a basic Plan Review to allow for building additions totaling 6,438sqft, bringing the total size of the building to approximately 97,495sqft.

The site was rezoned as PUD in 1988, allowing for a multi-tenant retail center, but struggled to maintain tenets. In 1993 the PUD was amended to allow for additional office uses. The ordinance limits the building size to 90,000sqft, requiring an amendment to the PUD for the proposed addition to surpass that limit. The building will still meet the height and setback requirements.

During the preliminary phases of the project, the applicant will need to provide a full stormwater maintenance report for the Township Engineer to review. They will also need to indicate where new plantings will be since anything removed must be replaced, and provide a photometric plan for any outdoor lighting.

Ken Brandsen, the Project Manager with Progressive Architects and Engineers, represented Northpointe Bank. He explained that the basis for this project is to consolidate all of their headquarters' operations into this location. The building will be used as a corporate office with executives and administrative staff.

Vice Chair Moxley commented that, with his architectural background, this project looks great.

There was no additional information requested of the applicant beyond what was recommended in the staff report.

ARTICLE 9. Review of Major Street Plan

Planning Director Hilbrands explained there have been a few updates to the Major Street Plan starting in 2000 when some road classifications changed due to 48th Street being removed. As part of this, 60th Street was upgraded to a Collector Street between Thornapple River and Kraft Ave. The next amendment was in 2010, simply updating the map to include new streets. In 2016, there was a proposed plan update as part of a review of driveway spacing requirements, but nothing was changed.

Through research, Staff found that neighboring Townships vary in their approaches to road classification. Some rely on county classifications and some make their own street plans, linked to special uses. For instance, Caledonia Township uses State and Kent County Road classifications that don't link to their zoning ordinance, whereas Ada Township does include some definition in their zoning ordinance of street classification and references a Major Street Plan. Gaines Township has its own definitions in their zoning ordinance of arterial, collector, and local roads. Similar to Cascade Township, they tie in special use requirements such as certain uses requiring frontage on an arterial street and differing setback standards. Planning Director Hilbrands mentioned that the Michigan Planning Enabling Act allows for Planning Commissions and Townships to develop street plans.

Member Korstange stated that when the street plan and zoning ordinance need updating, it might be difficult to keep both up to date and referencing each other. She

said Ada Township and Caledonia Township’s plans seem most logical because they don’t have to deal with the documents potentially contradicting each other.

Member Rowland felt that the street plan dictates how the area should be zoned. He also mentioned that Ada and Caledonia don’t have as many light industrial areas as Cascade.

Member Korstange brought up a previous issue where businesses on a certain street are able to drive their semi-trucks on it, yet there was a potential property owner unable to locate their business off that road due to the street classification. Planning Director Hilbrands clarified that warehouses are allowed on that road, but the property owner was looking to locate a trucking terminal there, which would potentially increase semi-truck traffic and required a special use permit.

Planning Director Hilbrands suggested the Township create their own classifications, allowing the Township leeway for future amendments, rather than using the county’s where they would not be able to change anything. One advantage of being able to amend the street plan is that the Planning Commission would have a stronger case to deny proposed uses that don’t fit into the Township’s growth management plan.

Member Rissi suggested comparing Cascade’s classification map to Kent County’s to see the differences. Planning Director Hilbrands will compare the two plans and create a pros and cons list.

ARTICLE 10. Old Business

There was no old business to discuss.

ARTICLE 11. Any Other Business

The next meeting of the AC District Zoning Review Committee will be on September 22 at 7:30 A.M.

ARTICLE 12. Acknowledge visitors and those wishing to speak.

There was no one that wished to speak.

ARTICLE 13. Adjournment

Motion was made by Member Rissi to adjourn the meeting. Supported by Member Rapin. Motion carried 8 to 0. The meeting was adjourned at 7:34 P.M.

Respectfully submitted,

Diedre Deering, Secretary