

Meeting Minutes

Cascade Charter Township Planning Commission

AC Airport Commerce District Zoning Review Sub-Committee

Monday, January 30, 2023

Cascade Charter Township offices

ARTICLE 1: Call the meeting to order

Meeting called to order by Chairman Rissi at 7:33 am. All current sub-committee members were present – Scott Rissi, Windy Korstange, and Ralph Moxley. Also present was Planning Director Brian Hilbrands.

ARTICLE 2: Approve the Agenda

Member Moxley made a motion to approve the Agenda. Member Korstange seconded the motion. Motion was approved.

ARTICLE 3: Approve minutes of the January 19 meeting

Member Korstange made a motion to approve the meeting minutes. Member Moxley seconded the motion. Motion was approved.

ARTICLE 4: Disclose any Conflicts of Interest

No conflicts of interest were noted.

ARTICLE 5: Acknowledge visitors and those wishing to speak

Chad Antuma was present. Chad is an attorney and is representing one of the current property owners. A map of the AC District and the draft Chapter 14 Amendments were provided to Chad.

ARTICLE 6: Review Stormwater requirements for Airport Commerce area

Legal counsel Abdoo reviewed the changes to the Stormwater Ordinance. Changes were minor and aligned with the Stormwater Ordinance that Kalamazoo uses.

Section 1.04 of the Stormwater Ordinance was modified by removing paragraph e, which states: "Construction, development or redevelopment associated with aeronautical facilities at the Gerald R. Ford International Airport."

Language added to **Section 2.01** of the Stormwater Ordinance regarding uses with NPDES permits. Sub-paragraph 3 allows the Township to require proof of compliance with NPDES

permits. Language is more general and open-ended so we do not limit ourselves, and we have more flexibility (which works for both sides). Proposed language does not conflict with State of Federal regulations.

This language can be used for many other uses besides the Airport (Industrial zones).

If the property owner has an **NPDES** permit they do not need to comply with the Township Stormwater Ordinance in addition to the **NPDES** permit.

Other municipalities in Michigan do not call out the airports in their Stormwater ordinances. They usually just refer to **NPDES** requirements.

Industrial uses do not need to comply with Township Stormwater Ordinance if they are complying with **NPDES** permit requirements.

ARTICLE 7: Review language for proposed Overlay District and Chapter 14 Amendments

Section 14.08, paragraph 5: Delete the yellow highlights, but leave the language provided.

Section 14.05, paragraph 2: Leave as it is currently written.

Provide the updated Overlay district map into the Chapter 14 Amendments document.

ARTICLE 8: Review final draft of map with proposed Amendments

Sound contour lines have been removed from the Overlay map. This makes it much easier to read. Overlay B was moved to the south to better align with 52nd Street.

ARTICLE 9: Discuss sub-committee presentation to the Planning Commission

Option 1, Pros (first paragraph): Modify to say: "Allows time to pass **so** our current zoning can dictate what happens."

Option 2, Cons (seventh paragraph): Modify to say: "This option **is** likely to have the most negative feedback from all parties and citizens."

Option 3, Cons (last sentence at bottom of page): "If any other option than Option 3 is chosen, we need to have further discussions about changes **to the AC District.**"

Planning Commission presentation format (PC meeting planned for Feb. 6):

- a) Someone needs to stand at the podium and have the map be displayed to all by the camera.
- b) Need to be as clear as possible at this meeting to avoid future misunderstanding by PC members (and BOT members that may be watching the PC meeting).
- c) Best if Chairman Rissi is at the podium and can point to the map and be prepared to answer questions as they come up.

- d) Chairman Rissi to be the sole presenter of information. Other sub-committee members can add thoughts and comments, if needed.
- e) If Chairman Rissi forgets to mention something important, any one of the sub-committee members should simply put their hand up to be recognized, and then fill in what information may have been missed.
- f) Chairman Rissi knows the history of zoning in this area better than anyone else on the PC, so he will be able to present effectively and answer many of the questions that may come up from PC members.
- g) PC members should be encouraged to drive out to the area east of the Airport and observe the local conditions and land use in the Overlay A area.
- h) Planning Director Hilbrands to send out a package of the documents to all PC members in the next day. They can become familiar with the information before the meeting.
- i) Packet to include red underlined version of Chapter 14 Amendments, and a simpler version of same without the red underlines.
- j) Sandra Korhorn is not available to present her study on Feb. 6. Brian will include the Industrial properties study in the packet being sent to PC members. Brian will also present the information at the beginning of the PC meeting.

ARTICLE 10: Goals of the next meeting

No future meetings of the sub-committee are planned at this time. Presentation to the Planning Commission is planned for February 6, 2023.

ARTICLE 11: Any other business

No other business was discussed.

ARTICLE 12: Acknowledge visitors and those wishing to speak

No comment from the one guest.

ARTICLE 13: Adjournment

Meeting moved to adjourn by member Moxley. Motion seconded by member Korstange. Motion approved and meeting adjourned at 8:24 am.