

Minutes
Cascade Charter Township
Planning Commission
Monday, September 18, 2023
7:00 pm
2870 Jacksmith Ave SE

ARTICLE 1. Chair Noordyke called the meeting to order at 7:00 P.M.
Members Present: Noordhoek, Richardson, Moxley, Noordyke, Engel, Rissi, Bruneau, Rowland
Members Absent: None
Others Present: Planning Director Brian Hilbrands, Zoning Administrator (ZA) 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 Engel to approve the current agenda. Supported by Member Rissi. Motion carried 8 to 0.

ARTICLE 4. Disclose any conflict of interest

There was no conflict of interest disclosed.

ARTICLE 5. Acknowledge visitors and those wishing to speak

There was no one wishing to speak.

ARTICLE 6. Case #23-3784/Tsaturov

Property Address: 3680 Buttrick Ave

Requested Action: Seeking a Type I Special Use permit for an accessory building exceeding 832sqft.

ZA Smith-Jacoby presented the case and mentioned it doesn't appear the applicant is present. ZA Smith-Jacoby explained that the applicants recently received approval for a variance from the Zoning Board of Appeals on the building placement and are now seeking a Type I special use permit for their proposed 2,800sqft pole barn. The building will be used for their RV, various other vehicles, and personal storage. Some nearby properties with comparable parcel sizes have similar-sized accessory buildings, with the average being 2,200sqft. This request will not have a negative impact on adjacent properties as it will be screened by trees. She also noted that the Road Commission may require a curb cut.

Staff recommended approval with the conditions listed in the packet.

Member Engel questioned whether there had been previous approval for accessory buildings that are larger than the home. ZA Smith-Jacoby confirmed that in the ARC district, it is not uncommon to have larger assessor buildings compared to homes.

Members wanted clarification from the applicant on the location of the septic tank and drain field.

Motion was made by Member Engel to open public hearing. Supported by Member Moxley. Motion carried 8 to 0.

There was no one wishing to speak.

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

Member Bruneau question whether the applicant could create a separate driveway from the west side of his property.

Motion was made by Member Rissi to table this case until next meeting where more clarification can be given by the applicant on drain fields, commercial use, and other uses for storage, and to ensure that the applicant be present. Supported by Member Engel. Motion carried 8 to 0.

ARTICLE 7. Case #23-3789/Kraft & 60th East LLC

Property Address: 5580, 5950 & 5980 Kraft Ave and 5737 & 5795 60th St

Requested Action: Basic Plan Review for the creation of a proposed PUD for a light industrial development project.

Planning Director Hilbrand presented the case and explained the applicant is requesting a basic plan review to create a new PUD to allow for a light industrial project consisting of 3 buildings with associated parking lots and driveways located on 27 acres. The site will include a 236,000sqft painter building, a 227,000sqft assembly building, and 140,000sqft warehouse building. All of the uses appear to be permitted in the transitional industrial zoning district, but the applicant should provide additional detail regarding the proposed uses for the site. The applicant is planning to have 314 parking spaces, whereas the zoning ordinance states they should have 798 parking spaces. Currently, the site is comprised of 5 separate parcels which will need to be combined to avoid buffer yard and setback issues.

The Master Plan designates this area as transitional mixed use, which allows for similar uses to the transitional industrial zoning district, as long as utilities are available. Utility extensions will be reviewed by the City of Grand Rapids and Cascade Township's engineer. The applicant will also need approval from the Road Commission regarding curb cuts.

Motion was made by Member Bruneau to table the Basic Plan Review until Cascade Township's Manager can give input regarding potential PFAS issues. Supported by Member Moxley. Motion carried 7 to 1.

ARTICLE 8. Master Plan Amendments

Danielle Bouchard with McKenna attended the meeting to give an overview of proposed amendments to the Future Land Use Map and preliminary zoning recommendations. The proposed draft Future Land Use Map consists of several new designations including Redevelopment Mixed Uses, Centennial Mixed Used, Boulevard Mixed Use, Cascade Village expansion, Greenfield Mixed Use, and Airport Greenway.

Member Rissi noted that McGraw Park should be shown on the Future Land Use Map.

Bouchard discussed proposed amendments listed in McKenna's Memorandum. The Utility Service Boundary was slightly adjusted to accommodate existing barriers such as the Thornapple River, M-6, and I-96. Regarding farmland preservation, she suggested to rename the Rural Residential Future Land Use category to "Rural Preservation" while providing distinction between farmland and rural preservation. Some other suggestions for the Farmland Preservation district included a sliding scale for lot splits, prohibiting PUDs and construction of private roads, and allowing rezonings to R-1 only if within the utility service boundary. A proposal was made to designate the area east of the airport as Airport Greenway and to also include the Airport Safety Zones.

Bouchard elaborated on density maximums, land uses and height requirements for each designation, which are stated in further detail within the meeting packet. Some points proposed were the 28th Street corridor splitting into several future land use categories, the centennial mixed used designation allowing 8 to 12 dwelling units per acre, and for the Boulevard mixed use having 8 to 12 dwelling units per acre with a commercial first floor.

Member Bruneau questioned why the proposed village designation goes slightly west of D&W. Bouchard said the proposal to expand the Cascade Village designation will lead to splitting the village into different zoning districts, subsequently allowing for more flexibility in regards to design requirements and allowed uses.

Members discussed and decided to add the properties across from Tassell Park, beginning at 2965 Thornapple River Drive, to the Cascade Village designation, along with the Tuffy building and doctor's office.

Member Rissi wanted the utility service boundary to exclude the airport greenway area and dial it back to Buttrick and end at I-96.

Members discussed potentially redesignating the Quail Ridge area into a park target area with potential for residential. The area across from Peace Park, east of McGraw Park, will also be considered a park target area.

Member Bruneau noticed the request to acknowledge the airport's future runways was not taken into account and advised Bouchard to include that.

Majority of Members agreed to limit the height of buildings to 2 to 3 stories with up to 8 dwellings per acre in the Redevelopment Mixed Use, Centennial Mixed Use, and Boulevard Mixed Use areas.

Bouchard explained that allowing higher density with more stories encourages redevelopment opportunities and allows developers to be more creative. Targeted density can be used as a tool to help lessen development pressure in rural areas.

Member Bruneau questioned how they could attract a variety of ages and demographics into Cascade with the current lack of multifamily dwellings, such as condos above stores.

Member Noordhoek expressed concern about the Farmland Preservation district's requirement for homes on a minimum of 10 acres to preserve their land.

The next step will be for the Planning Commission to hold a work session sometime in October to continue to review the proposed amendments to the Future Land Use Map and the preliminary zoning recommendations.

ARTICLE 9. Old Business

Chair Noordyke along with Planning Director Hilbrands and Zoning Administrator Smith-Jacoby visited the Wormies site and noted the area did not smell and did not see any evidence of growing marijuana on the property.

ARTICLE 10. Any Other Business

Member Bruneau asked if there was a plan to extend water and sewer and said it may be helpful for residents to be informed.

Member Moxley saw a news article in the Grand Rapids Press stating that the Michigan Attorney General is suing the airport for PFAS contamination in Cascade Township.

ARTICLE 11. Acknowledge visitors and those wishing to speak.

There was no one wishing to speak.

ARTICLE 12. Adjournment

Motion was made by Member Rissi to adjourn the meeting. Supported by Member Engel. Motion carried 8 to 0. The meeting adjourned at 9:36 P.M.

Respectfully submitted,

Joe Engel, Secretary