

Minutes

Cascade Charter Township
Planning Commission
Monday, October 30, 2023
7:00 p.m.
2870 Jacksmith Ave SE

ARTICLE 1. Chair Noordyke called the meeting to order at 7:00 p.m.
Members Present: Noordhoek, Moxley, Noordyke, Engel, Rissi, Bruneau, Rowland
Members Absent: Richardson (excused)
Others Present: Planning Director Brian Hilbrands, Zoning Administrator (ZA) Madison Smith-Jacoby, and others 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 Engel. Motion carried 7 to 0.

ARTICLE 4. Disclose any conflict of interest

There were no conflicts of interest disclosed.

ARTICLE 5. Approve the Minutes of the October 16, 2023 Meeting

Member Bruneau wanted the minutes to reflect he was present virtually.

Motion was made by Member Engel to approve the October 16 meeting minutes with the proposed change. Supported by Member Noordhoek. Motion carried 7 to 0.

ARTICLE 6. Acknowledge visitors and those wishing to speak

ARTICLE 7. Case #23-3793/Doezema

Property Address: 5407 Buttrick Ave

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

ZA Smith-Jacoby presented the case and explained the applicant is seeking to build a 3,600sqft accessory building on their 7.3-acre parcel. The barn will be placed in the front yard but, since they are a waterfront property, there are exceptions in the ordinance for the placement of accessory buildings. Setbacks will be 65ft from the north, 180ft from the west, over 1000ft from the east, and 60ft from the south property line. The proposed height to the midpoint is 22ft. The structure will be used for storage of boats, cars, ATVs, and a camper.

Neighbors will not be impacted as there are none in close proximity and the structure will not be visible to them.

ZA Smith-Jacoby recommended approval of the accessory building with the conditions listed in the packet.

Member Bruneau questioned if the fire department is ever notified of large-scale projects, such as this one. Planning Director Hilbrands said applications go through the building department and the fire inspector reviews most building permits.

Erik Bauer, the home owner, explained the driveways and circle drive have ample room. He also mentioned the fire department is very familiar with his property since they complete water rescue training off of his boat launch.

Member Bruneau asked how visible the structure would be for neighbors if they moved in next door. Bauer ensured they are just clearing trees where the building would be constructed, leaving the rest of the land wooded.

Motion was made by Member Rissi to open public hearing. Supported by Member Bruneau. Motion carried 7 to 0.

There was no one that wished to speak.

Motion was made by Member Rissi to close public hearing. Supported by Member Engel. Motion carried 7 to 0.

Member Rowland expressed concern that the building would be bigger than the house, but also stated there are other neighbors with large accessory buildings.

Member Bruneau shared the same concern of the size of the building. He wanted assurance the building would only be used for storage of the applicant's personal items and vehicles.

Bauer stated he currently has 5 individuals in his house that drive, a snowplow, snow mobiles, a boat, and a recreational vehicle. He has no intentions to use the structure for anything else other than storage. The temporary structures will also be taken down.

Motion was made by Member Rissi to approve the proposed accessory building as presented with the Staff conditions. Supported by Member Noordhoek. Motion carried 6 to 1.

ARTICLE 8. Master Plan Amendments

Chair Noordyke proposed tabling this discussion as requested by an absent member. There was no motion made.

Member Noordhoek pointed out that in order to have a building exceeding three stories, the fire department would have to purchase a 2-million-dollar ladder truck.

Chris Korey and Danielle Bouchard with McKenna Associates attended the meeting to confirm and discuss changes made at the previous meetings.

Member Bruneau questioned what the community mixed use designation was. Bouchard said community mixed use is a current designation in the Future Land Use map, but can be reevaluated. "Community mixed use" is being changed to "Arboretum".

Bouchard ensured green space protection by renaming and reviewing the rural residential future land use category and ARC zoning district to "Rural Preservation". She also mentioned the sliding scale for lots splits within the farmland preservation zoning district. This would allow the housing density of 1 house per 10 acres

McKenna is recommending to prohibit PUD sites, condos, and plats within the farmland preservation district.

Member Bruneau asked if churches were allowed in the farmland preservation district, since he was not in favor of adding additional churches with big parking lots to the area. Religious institutions are regarded as special uses, making approval contingent on a case-by-case basis.

Another amendment recommended by Bouchard was to limit rezoning to R-1 only within the utility boundary.

McKenna will be coordinating with the Parks Director and the Farmland Preservation Committee to ensure everything proposed is in alignment.

The airport greenway now has designations including dark green signifying golf course or open space and light green signifying rural preservation. Airport Safety Zones have also been included.

The urban service boundary was adjusted with the proposed purpose being to prevent further expansion of suburban, residential, or higher density residential development past the line. The boundary was adjusted to include Dogwood Meadow, since it already has utilities.

Members agreed to have the Tuffy property the same color on the map as Tassell Park.

Bouchard said the township engineer and the Road Commission have been collaborating to figure out traffic calming measures on Cascade Road.

Preliminary discussions with the DDA regarding architectural standards have begun, and there is also an Architectural Review Committee to ensure zoning and facades meet township standards.

Bouchard reiterated the mixed use designation areas to ensure alignment with the Planning Commission. There will be further conversation during the next meeting on the Centennial area and the density bonus system.

ARTICLE 9. Old Business

There was no old business to discuss.

ARTICLE 10. Any Other Business

Chair Noordyke informed the Planning Commission that Planning Director Hilbrands took a new position elsewhere.

Members thanked Planning Director Hilbrands for his excellence in planning.

ARTICLE 11. Acknowledge visitors and those wishing to speak.

There was no one wishing to speak.

ARTICLE 12. Adjournment

Motion was made by Member Engel to adjourn the meeting. Supported by Member Rissi. Motion carried 7 to 0. The meeting adjourned at 8:44 p.m.

Respectfully submitted,

Joe Engel, Secretary