

Minutes
Cascade Charter Township
Planning Commission
Monday, October 16, 2023
5:30 P.M.
5920 Tahoe Dr

- ARTICLE 1.** Chair Noordyke called the meeting to order at 5:30 P.M.
Members Present: Noordhoek, Moxley, Richardson, Noordyke, Engel, Rissi, Rowland
Members Absent: Bruneau (excused)
Others Present: Planning Director Brian Hilbrands, Zoning Administrator (ZA) Madison Smith-Jacoby, Manager Jade Smith, 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 2, 2023 Meeting**
Member Rissi suggested rewording the third to last paragraph in Article 8.
Motion was made by Member Rissi to approve the October 2, 2023 meeting minutes with the proposed change. Supported by Member Noordhoek. Motion carried 7 to 0.
- ARTICLE 6. Acknowledge visitors and those wishing to speak**
Township Manager Smith introduced himself to the Planning Commission members.
Member Bruneau was in attendance virtually as a visitor.
- ARTICLE 7. Master Plan Work Session**
Danielle Bouchard and Chris Khorey with Mckenna attended the meeting to give Master Plan updates. Bouchard made revisions to the Future Land Use map that were discussed at a previous meeting including a park target area at the Quail Ridge golf course and adjustments to the utility service boundary line.
Chair Noordyke read questions sent in from Member Bruneau. He questioned the utility service line and whether it was supposed to extend south of the highway and he wondered if the airport safety maps were up to date.
Members agreed that it should not extend south of the highway.

Member Richardson wanted to create a new section on the map for cemeteries, as they currently give the illusion that they are parks. He also wanted the park target area at Quail Ridge to be larger.

Member Engel suggested changing the Tuffy and adjacent property to be shown as park areas. Member Rissi mentioned that the Wycliff property should be shown as a park as well.

Members voiced concerns regarding the construction of buildings exceeding 2 stories in height. Manager Smith added that 2 stories may be too low, especially near major highways. Khorey explained that if higher density were allowed in certain areas, a PUD would ensure the structure meets township expectations and standards.

Member Rissi suggested limiting the areas where hotels are permitted to very specific and defined locations. Chair Noordyke proposed that Starr Street triangle/Glenwood Hills, Meijer, and the Greenfield Mixed Use along Broadmoor become the designated areas.

The agreed-upon height for residential uses in the Starr Street triangle would be a maximum of 2 stories by right. This could be extended up to 3-4 stories for a condo-only complex if additional amenities were provided. Permitted density would be 6-8 units/acre, with bonuses up to 12 units/acre

The Starr Street triangle, Meijer, and Waterfall Shop areas could be designated differently for Future Land Use maps.

Members discussed potential future redevelopment and appropriate heights and densities for residential uses in the different zones along 28th Street.

Bouchard discussed creating a transition through zoning districts and design standards that would extend from the highway into the village area.

Chair Noordyke requested information on current office building vacancies.

ARTICLE 8. Old Business

There was no old business to discuss.

ARTICLE 9. Any Other Business

There was no other business to discuss.

ARTICLE 10. Acknowledge visitors and those wishing to speak

There was no one wishing to speak.

ARTICLE 11. Adjournment

Motion was made by Member Engel to adjourn the meeting. Supported by Member Noordhoek. Motion carried 7 to 0. The meeting adjourned at 7:56 P.M.

Respectfully submitted,
Joe Engel, Secretary