

AGENDA
Cascade Charter Township Planning Commission
Monday, December 5, 2022
7:00 pm
2870 Jacksmith Ave

Public may access the meeting via video conference software Zoom
<https://us02web.zoom.us/j/87044149458>

Meeting ID: 870 4414 9458
By Phone: +1 301 715 8592

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve minutes from November 14, 2022 Meeting.**
- ARTICLE 5. Disclose any Conflict of Interest**
- ARTICLE 6. Acknowledge visitors and those wishing to speak.
(Comments are limited to five minutes per speaker)**
- ARTICLE 7. Review of Proposed Amendments to Major Street Plan**
- ARTICLE 8. Approval of 2023 Meeting Schedule**
- ARTICLE 9. Old Business**
- ARTICLE 10. Any Other Business**
- ARTICLE 11. Acknowledge visitors and those wishing to speak.
(Comments are limited to five minutes per speaker)**
- ARTICLE 12. Adjournment**

Meeting format

- 1. Staff Presentation** *Staff report and recommendation*
- 2. Project presentation-** *Applicant presentation and explanation of project*
 - a. PUBLIC HEARINGS**
 - i. Open Public Hearing.** *Comments are limited to five minutes per speaker; exception may be granted by the chair for representative speakers and applicants*
 - ii. Close public hearing**
- 3. Commission discussion –** *May ask for clarification from applicant, staff or public*
- 4. Commission decision - Options**
 - a. Table the decision**
 - b. Deny**
 - c. Approve**
 - d. Approve with conditions**
 - e. Recommendation to Township Board**

Minutes
Cascade Charter Township
Planning Commission
Monday, November 14, 2022
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, Rowland, Rissi, Moxley, Noordyke, Deering, Rapin, Korstange, Engel
Members Absent: None
Others Present: Planning Director Brian Hilbrands, Township Manager Ben Swayze, 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 Deering. Motion carried 9 to 0.

ARTICLE 4. Approve the Minutes from the October 17, 2022 Meeting

Motion was made by Member Rissi to approve the October 17, 2022, Meeting Minutes as written. Supported by Member Engel.

ARTICLE 5. Disclose any conflict of interest

There were no conflicts of interest disclosed.

ARTICLE 6. Acknowledge visitors and those wishing to speak

There were no visitors that wished to speak.

ARTICLE 7. Discussion of 2023-2028 Capital Improvement Plan

Manager Swayze explained that the Capital Improvement Plan is developed annually and contains 6 years of capital improvements. There are two parts to CIPs: the first part entails a 2023 plan, inclusive of a budget, and the second part details a 2023-2028 plan. Discussing priorities and items to put in the document will give the commission and Township more direction on budget planning.

Chair Noordyke recommended establishing a line item for PFAS river clean-up in the Thornapple River. Manager Swayze said that the Park Committee has discussed funding annual river testing in their master plan, but developing a PFAS cleanup protocol is still being debated. He also added that water testing doesn't qualify as a capital improvement since it must have at least two years of useful life, be tangible, and cost more than \$10,000.

Member Rissi suggested including a major dam repair fund.

Member Noordhoek encouraged inclusion of parkland acquisition funds and proposed 1.5 million dollars for new land, funded over 3 years. Manager Swayze said there are a few places in the budget for property acquisition with the first one being the open space fund, specifically earmarked for open space preservation. The second potential source of funding is the general fund.

Member Rowland mentioned that one of the most underserved demographics in the area is middle and high-school-aged individuals, so incorporating a skate park and more athletic fields should be high on the list.

Member Deering suggested that the lighting in the village needs updating, especially at the intersection of 28th St and Cascade Rd. Manager Swayze said that the Township can request lights whenever needed.

Member Korstange asked if there will be an overview of plans between the Township and Road Commission, and mentioned that the streets used to be swept by the Road Commission. Manager Swayze said the Road Commission provides an annual review of roads by utilizing a Paser Rating Map where roads are rated from 1-10 (10 being the best). Once the review is completed, Manager Swayze and the township engineer will have a discussion on which roads take precedence.

Since there are many plans within the township without specific time-frames or pricing, such as property acquisition or repaving pathways, Manager Swayze will put together an illustrative list in the capital improvement plan. This list will serve as a reminder once current projects are complete.

ARTICLE 8. Review of Proposed Amendments to Major Street Plan

Planning Director Hilbrands said the proposed changes were focused more on industrial areas, since that's where previous issues arose in relation to a trucking terminal. Kraft Ave is not fully located in the industrial area so, if the functional road classification were changed to a collector road, the setbacks for residential dwellings would increase from 35ft to 43ft. There would be two homes within the setbacks if the road changes to a collector road, making them legal non-conforming. Many of the special uses that require access to a collector road or arterial street (schools, parks, daycare, etc.) are residential uses. Preventing these types of uses where roads could not handle the increase in traffic was a perceived issue.

There was a trucking terminal approved on Kraft that dated back to 1991. It was suggested that, instead of changing the Major Street Plan, they could remove the requirement that a trucking terminal must be located on a collector or arterial road. Any special use, including situations like this one, would still need to be presented to the Planning Commission and the Township Board for approval.

Member Korstange asked if legal non-conforming houses would be grandfathered in if the street classification were to change. Planning Director Hilbrands confirmed they would be, but would need a variance if they were to make additions.

Member Korstange advocated changing the street to a collector road, since that would be the only way to allow a trucking terminal on that road.

ARTICLE 9. Update on GVMC Airport Access Study

Planning Director Hilbrands included slides in the packet that were presented at the 11/2/22 Board of Trustees meeting. Member Noordhoek updated the commission on the discussion at that meeting. GVMC presented a few possible ways to create an alternate access to the airport. Some ideas mentioned were an exit off of M-6 into the airport, an exit off of M-6 onto 48th St, from 60th St, and from 36th St. He said the Board perceived a lack of communication between them and the Grand Valley Metro Council, but the 36th St access point made the most sense to members.

Member Korstange asked if the GVMC gave any reasoning to oppose the 36th St access drive, since it seemed to be the most liked option between their council and the township. Planning Director Hilbrands said this would likely be their preferred access point. Manager Swayze explained that they provided alternative routes to showcase all prospective ways to create access.

Member Rowland believed there was a need for more community feedback via mailings and public hearings. Member Korstange agreed, recommending the Township's Economic Development Director research the impact these changes could have on the community and provide the Planning Commission with a report.

Member Rapin said that, between the airport and the township, the most preferred method of additional access seemed to be from 36th St, off of I-96, and wondered if they would also build an M-6 interchange at 48th St, or if they're only looking to complete one of the projects. Manager Swayze said they are looking for all of the technically viable options. He also mentioned that MDOT rarely builds interchanges anymore. Some of the options are more politically or financially viable than others, which will be a factor in the decision.

Member Noordhoek suggested diminishing industrial zoning from the master plan since residents want more open space. This could also eliminate the potential for an M-6 exit.

Member Rissi explained that, initially the AC Zoning District Subcommittee was formed to review zoning around the airport, but has since been tasked with investigating future land uses as well. Frequent changes in scope make it challenging for the sub-committee to provide recommendations in a timely manner.

Member Korstange suggested holding a public hearing before officially making recommendations, to confirm that sub-committee suggestions reflect desires of the public. Chair Noordyke proposed that, around December or January, they give a preliminary report based on the information they've gathered so far, hold a public hearing, and then the subcommittee can make their official recommendation.

ARTICLE 10. Old Business

There will be an AC District Zoning Review Subcommittee meeting Wednesday, November 16.

ARTICLE 11. Any Other Business

Member Rissi mentioned that the Regis map is incorrect and he would like those errors fixed.

The Planning Commission meeting scheduled for November 21 has been canceled.

Member Deering requested a way to change their Cascade Township email passwords.

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 Korstange to adjourn the meeting. Supported by Member Rissi. Motion carried 9 to 0. The meeting was adjourned at 8:53 P.M.

Respectfully submitted,

Diedre Deering, Secretary

MEMORANDUM

Meeting Date: December 5, 2022
To: Cascade Charter Township Planning Commission
From: Brian Hilbrands, Planning Director
Subject: Review of Major Street Plan

Included in your packet is a map showing proposed changes to the Major Street Plan, as previously discussed at the November 14 Planning Commission meeting. I wanted to bring this back before you for a final confirmation that we should proceed with amending the Major Street Plan.

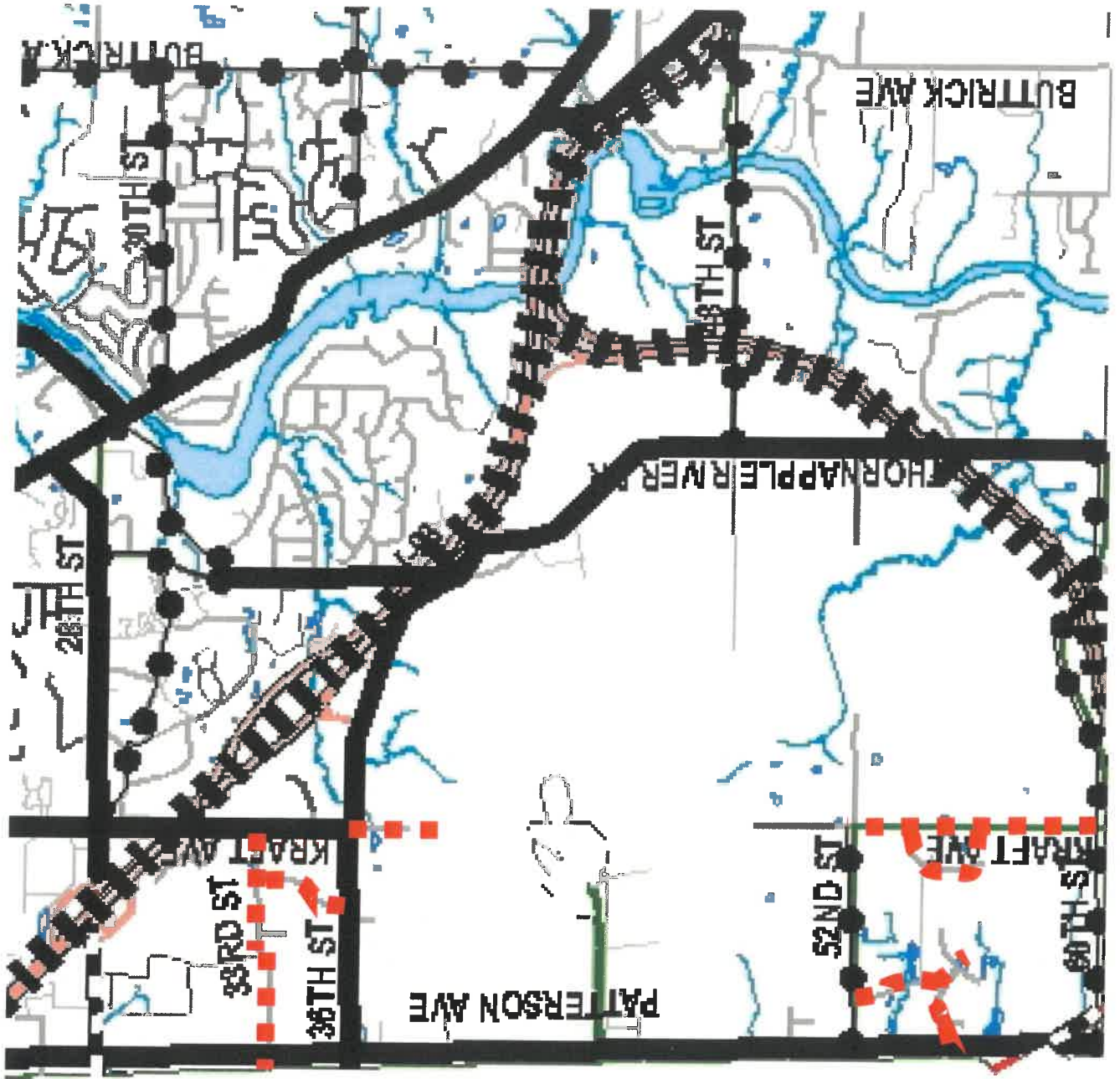
In total there are eight streets that are proposed to change from a Local Road classification to a Collector Road classification. The majority of these roads are located fully within one of the industrial zoning districts, and all of the roads are shown to be designated as an all-season road on the KCRC Truck Route map. I have also limited the number of dead-ends/cul-de-sacs that are included since collector roads are typically used more often for through traffic. An inventory of the streets that are proposed to have their classification changed, roughly from north to south, is included below:

Street	Segment
33 rd Street	From Patterson Ave east to Kraft Ave
Raleigh Drive	From 33 rd Street south to 36 th St
Kraft Avenue	From 36 th Street south to the end of the street
Corporate Grove Drive	From 52 nd St south to Corporate Exchange Blvd
Corporate Exchange Boulevard	From Patterson Ave east to Executive Pkwy
Kraft Avenue	From 52 nd St south to 60 th St
International Parkway	From Kraft Ave west and south to Lacks Industrial Dr
Lacks Industrial Drive	From International Parkway east to Kraft Ave

If there is general consensus from the Planning Commission that the proposed amendments are acceptable, I will move forward with scheduling the public hearing to amend the Major Street Plan. This will follow the same approval process as an amendment to the Zoning Ordinance.

Attachments: Proposed Amendments to Major Street Plan
Current Major Street Plan
KCRC Truck Route Map

Proposed Changes to Major Street Plan

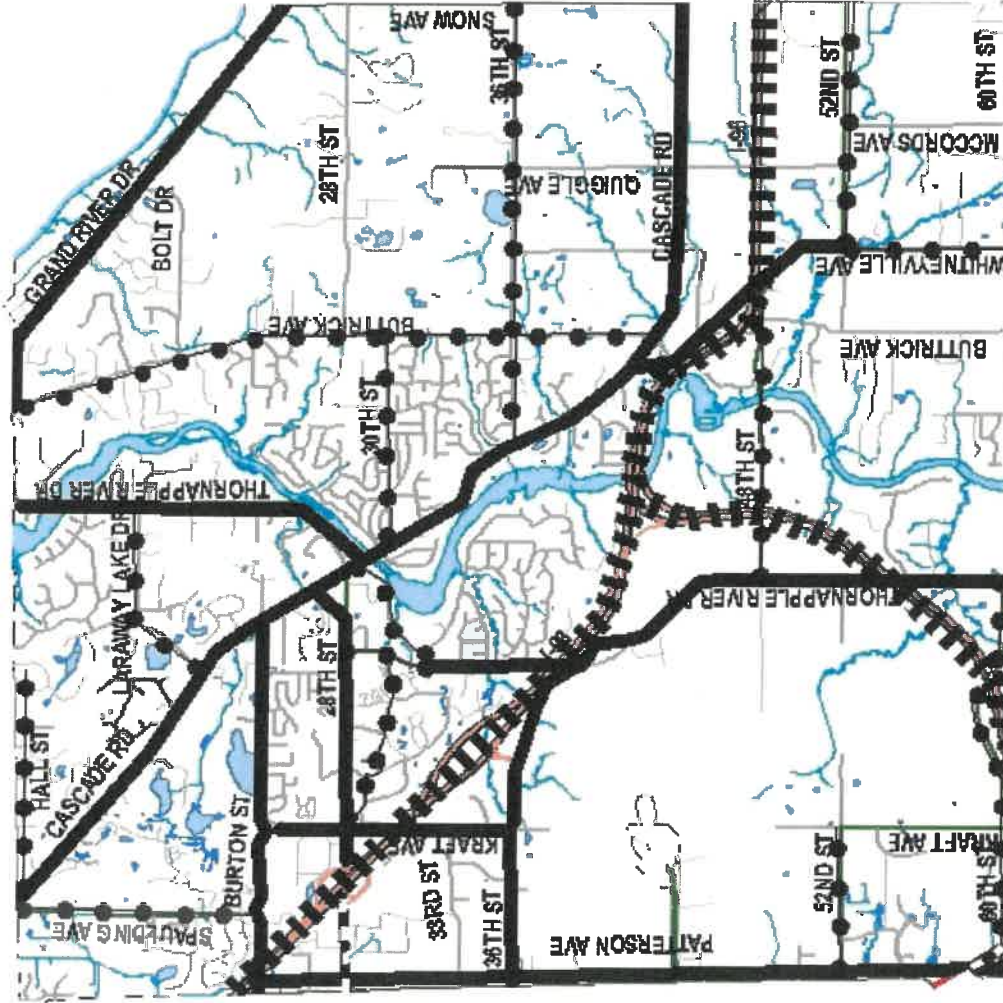


- Interstate Highway
- State Road/Highway
- Arterial Road
- Collector Road

Change from Local
Road to Collector
Road

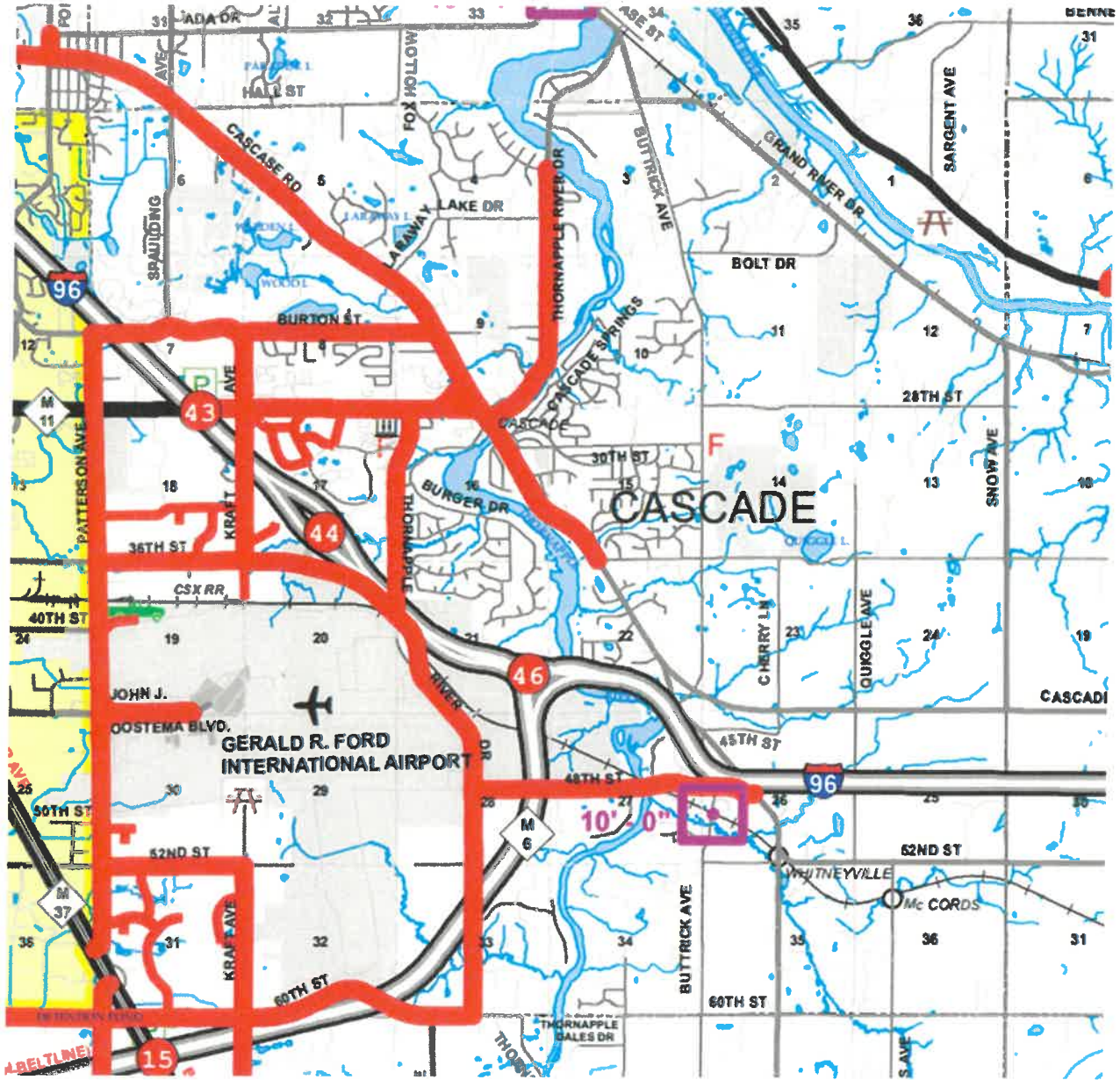
Appendix A Major Street Plan

-  Interstate Highway
-  State Road/Highway
-  Arterial Road
-  Collector Road



Map amended by Ordinance #5 of 2010
March 10, 2010

KCRC Truck Route Map



CASCADE CHARTER TOWNSHIP 2023 MEETING SCHEDULE

	TOWNSHIP BOARD	TOWNSHIP BOARD	PLANNING COMMISSION	PLANNING COMMISSION	ZONING BD. OF APPEALS	PARKS	DDA	HISTORICAL COMMITTEE	INFRASTR. COMMITTEE	FINANCE & PERSONNEL COMMITTEE	PUBLIC SAFETY ADVISORY COMMITTEE	GOVERN. COMMITTEE	PFAS & PATHS. COMM.	STRAT PLAN IMP COMM.
JANUARY	11	25	9*	16	10	17	17	5	4	11	18	25	5	20
FEBRUARY	8	22	6	13*	14	21	21	2	1	8	15	22	2	17
MARCH	8	22	6	20	14	21	21	2	1	8	15	22	2	17
APRIL	12	26	-	17	11	18	18	6	5	12	19	26	6	21
MAY	10	24	1	15	9	16	16	4	3	10	17	24	4	19
JUNE	14	28	5	19	13	20	20	1	7	14	21	28	1	16
JULY	12	26	10*	17	11	18	18	6	5	12	19	26	6	21
AUGUST	9	23	7	21	8	15	15	3	2	9	16	23	3	18
SEPTEMBER	13	27	11*	18	12	19	19	7	6	13	20	27	7	15
OCTOBER	11	25	2	16	10	17	17	5	4	11	18	25	5	20
NOVEMBER	8	22	6	20	14	21	21	2	1	8	15	22	2	17
DECEMBER	13	27	4	18	12	-	19	7	6	13	20	27	7	15

* Indicates a change in the regular meeting date

Township Board: 2nd & 4th Wednesday of each month, or as indicated above

Infrastructure Committee: 1st Wednesday of the month, or as indicated above

Planning Commission: 1st & 3rd Monday of each month, or as indicated above

Finance & Personnel Committee: 2nd Wednesday of the month, or as indicated above

Zoning Board of Appeals: 2nd Tuesday of each month, or as indicated above

Public Safety Advisory Committee: 3rd Wednesday of the month, or as indicated above

Parks Committee: 3rd Tuesday of the month, or as indicated above

Governance Committee: 4th Wednesday of the month, or as indicated above

Pathways Committee: 1st Thursday of the month, or as indicated above

Strategic Plan Implementation Committee: 3rd Friday of each month, or as indicated above

DDA: 3rd Tuesday of the month, or as indicated above

Historical Society: 1st Thursday of each month, or as indicated above

- ◆ Special meetings are on the call of the Chairperson.
- ◆ All regular meetings which fall on an official legal holiday are usually held on the next business day or as rescheduled by the Chairperson.
- ◆ All Parks Committee meetings are held at the Township Offices, located at 5920 Tahoe Drive SE at 8:00 a.m.
- ◆ All Pathways Committee meetings are held at the Township Offices, located at 5920 Tahoe Drive SE at 10:00 a.m.
- ◆ All Strategic Planning Implementation Committee meetings are held at Cascade Public Library – Wisner Center, located at 2870 Jacksmith Drive at 10:00 a.m.
- ◆ All Planning Commission meetings are held at the Cascade Public Library – Wisner Center, located at 2870 Jacksmith Drive at 7:00 p.m.
- ◆ All Zoning Board of Appeals meetings are held at the Cascade Public Library – Wisner Center, located at 2870 Jacksmith Drive at 5:30 p.m.
- ◆ All DDA meetings are held at the Cascade Public Library – Wisner Center, located at 2870 Jacksmith Drive at 5:30 p.m.
- ◆ All Township Board meetings are held at the Cascade Public Library – Wisner Center, located at 2870 Jacksmith Drive at 7:00 p.m.
- ◆ All Township Board Committee meetings are held at Township Hall, located at 5920 Tahoe Drive SE at 9:00a.m.
- ◆ All Historical Society meetings are held at the Township Museum Building, located at 2839 Thornapple River Drive at 9:30 a.m.
- ◆ Any meeting changes to the above schedule (time/date/location, etc) will be posted at the Township Hall at least 18 hours prior to the meeting.