

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. Member Korstange stated that the Parks Committee discussed requesting that the Township Board set aside \$1 million for park acquisition. 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.

After discussion, the Planning Commission requested that the subcommittee come up with three options to bring back to them: the first option was to leave the area as is (future land use industrial), the second being to only allow ARC uses, and the third being a blended option. Chair Noordyke proposed that, around December or January, the subcommittee 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