

**Minutes**

Cascade Charter Township  
Planning Commission  
Monday, May 1, 2023  
7:00 pm  
2870 Jacksmith Ave SE

- ARTICLE 1.** Chair Noordyke called the meeting to order at 7:01 P.M.  
Members Present: Noordhoek, Rissi, Moxley, Noordyke, Richardson, Engel, Bruneau, Rowland  
Members Absent: None  
Others Present: Planning Director Brian Hilbrands, Zoning Administrator 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 Rissi to approve the current agenda. Supported by Member Engel. Motion carried 8 to 0.**
- ARTICLE 4. Disclose any conflict of interest**  
There were no conflicts of interest disclosed.
- ARTICLE 5. Approve the Minutes of the March 20, 2023 Meeting**  
Member Engel noticed an error in paragraph 6 of Article 7 the last name “Woods” should be capitalized. He also suggested rewriting paragraph 9 in Article 8 to make more grammatical sense.  
**Motion was made by Member Engel to approve the March 20, 2023 meeting minutes with the proposed changes. Supported by Member Moxley. Motion carried 8 to 0.**
- ARTICLE 6. Acknowledge visitors and those wishing to speak**  
There was no one that wished to speak.
- ARTICLE 7. Case #23-3758/Scott Geerlings**  
**Property Address:** 5784 Kraft Ave  
**Requested Action:** Site Plan Review for an addition to an existing parking lot.  
Planning Director Hilbrands presented the case and stated the applicant previously had site plan approval for a 100,000sqft building addition as well as 67 parking spaces. As the project nears completion and a tenant has been identified, the applicant has determined there is a need for additional parking spaces. The parking lot expansion will create 132 spaces on the southern end of the site. In order to maintain the 20ft buffer yard, the applicant is proposing to move the property line 20ft to the south which will

need to be approved before construction begins. He also noted that landscaping will need to be added along the south property line.

The applicant submitted revised plans eliminating the added curb cut which makes the plan meet township standards regarding the number of allowed driveways.

Planning Director Hilbrands also added that the storm water detention basin to the south will be enlarged to accommodate the increased impervious surface. Fire officials and the township engineer have approved this plan pending the submittal and recording of the revised storm water maintenance plan.

Staff recommended approval of the parking lot expansion with the 6 conditions listed in the staff report.

Jack Barr, the Civil Engineer with Nederveld, represented the applicants at the meeting. He stated at the time of site plan approval, there were no tenants occupying the building. Since then, they have signed an agreement with an HVAC company and they need additional parking for their employees. Barr indicated that a majority of the surface is used as loading docks with some convenience parking for staff. In order to separate truck traffic and employee parking, an additional parking lot was proposed. He added there is a 3ft grade difference between the two parking lots. The applicant also owns the property to the south, making the additional 20ft buffer yard possible.

Member Rissi asked how many tenants will be in the building. Barr clarified that there is a tire distributor in the existing building and an HVAC company will be occupying the new addition.

Member Rowland asked if there will be an increase in semi-truck traffic on Kraft Ave and Midwest Drive. Barr said there will be a definite increase in traffic since they have 14 loading docks. When Midwest Drive was created, it was built to the county's industrial road standards.

**Motion was made by Member Rissi to approve the parking lot addition with the conditions listed in the staff report. Supported by Member Engel. Motion carried 8 to 0.**

**ARTICLE 8. Review of Draft Amendment to the ARC Zoning District**

**Motion was made by Member Rowland to enter closed session pursuant to MCL 15.268 (h) to consider material exempt from discussion or disclosure by state or federal statute. Supported by Member Engel. Motion carried unanimously by roll call vote. Planning Commission entered Closed Session at 7:23 PM.**

**Motion was made by Member Rowland to reconvene Open Session. Supported by Member Engel. Motion carried 8 to 0. Planning Commission resumed Open Session at 8:12 PM.**

The commission directed Staff to follow up with legal counsel regarding the draft amendments and to continue the discussion at a future meeting.

**ARTICLE 9. Schedule Public Hearing for Master Plan Amendment**

Planning Director Hilbrands said the Master Plan Amendment went to the Township Board and was approved for distribution for the 42-day public review period. Once the review period is done, the Planning Commission will hold a public hearing where the proposed amendment can be adopted and sent to the Board for final approval.

**Motion was made by Member Noordhoek to hold the public hearing for the Master Plan Amendment on June 5, 2023. Supported by Member Rissi. Motion carried 8 to 0.**

**ARTICLE 10. GVMC Airport Access Study**

Planning Director Hilbrands provided members with the final results from the Airport Access Study.

Member Bruneau expressed confusion with the document and stated it makes little sense in multiple areas. One of the points brought up discussed how a map showed where traffic primarily comes from, which was to the west and south of the airport, but the conclusion was to create a second entrance from the north and east. He continued and stated that as an engineer and data scientist, the set of data is excellent but has no correlation to the final conclusions.

Member Noordhoek said that the 36<sup>th</sup> Street access was the only conclusion that the Township Board was in full support of and made the most logical sense.

Member Richardson pointed out that there's an off ramp at 28<sup>th</sup> Street and another one at Broadmoor both within 3 miles of the entrance. He also mentioned there doesn't appear to be a traffic problem in that area. Member Bruneau said there will be an increase in traffic with the entrance modifications the airport will be constructing.

Member Engel said he was in favor of the 36<sup>th</sup> Street off ramp since it takes the pressure off of the local roads. This would make navigation to the airport easier.

**ARTICLE 11. Old Business**

There was no old business to discuss.

**ARTICLE 12. Any other business**

Planning Director Hilbrands and the Zoning Administrator have been working on a comprehensive review of the zoning ordinance for possible amendments to be made. He directed any of the members to reach out with any potential changes.

Member Bruneau said he did not feel as though accessory building applicants are treated equally and wondered if a solution could be made.

Member Rissi felt as though some private streets are too narrow and wanted road standards more accommodating to larger vehicles.

Member Moxley asked if there have been any changes on a property off of Grand River and said it looks like a junk yard. The property owner will be contacted by the Zoning Administrator.

Member Noordhoek said that the Township Manager has submitted his resignation and his last day will be May 22<sup>nd</sup>.

Member Noordhoek also mentioned that Windy Korstange, a previous member of the Planning Commission, is Cascade Township's new Treasurer and therefore can no longer serve on the Planning Commission.

**ARTICLE 13. Acknowledge visitors and those wishing to speak**

There was no one that wished to speak.

**ARTICLE 14. Adjournment**

**Motion was made by Member Engel to adjourn the meeting. Supported by Member Rissi. Motion carried 8 to 0. The meeting was adjourned at 8:43 P.M.**

Respectfully submitted,

Joe Engel, Secretary