

AGENDA
Cascade Charter Township Planning Commission
Monday, October 16, 2023
5:30 pm
5920 Tahoe Drive

Public may access the meeting via video conference software Zoom
<https://us02web.zoom.us/j/85807187174>

Meeting ID: 879 8058 1366

By Phone: +1 929 205 6099

- 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. Disclose any Conflict of Interest**
- ARTICLE 5. Approve the Minutes of the October 2 Meeting**
- ARTICLE 6. Acknowledge visitors and those wishing to speak.
(Comments are limited to five minutes per speaker)**
- ARTICLE 7. Master Plan Work Session
Work Session with the McKenna Team on the Proposed Master Plan
Amendments**
- ARTICLE 8. Old Business**
- ARTICLE 9. Any Other Business**
- ARTICLE 10. Acknowledge visitors and those wishing to speak.
(Comments are limited to five minutes per speaker)**
- ARTICLE 11. 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, October 2, 2023
7:00 pm
2870 Jacksmith Ave SE

- ARTICLE 1.** Chair Noordyke called the meeting to order at 7:00 P.M.
Members Present: Noordhoek, Moxley, Richardson, Noordyke, Engel, Rissi, Bruneau
Members Absent: Rowland (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 Engel to approve the current agenda. Supported by Member Moxley. 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 September 11 and September 18, 2023 Meetings**
Member Bruneau noted a few changes in the September 11 meeting minutes including removing the word “additional” from the third paragraph in Article 7. In the second paragraph on page 4, he recommended excluding the word “composting” from the first sentence. The motion made in Article 9 should be revised to state that the conditions included the adoption of the amended condition #13.
Motion was made by Member Engel to approve the September 11 meeting minutes with the proposed changes. Supported by Member Noordhoek. Motion carried 7 to 0.
Member Bruneau noticed a typo on the last page of the September 18 meeting minutes and recommended changing “created” to “creative”.
Member Engel wanted to clarify that one of the reasons Article 6 was tabled was to ensure the applicant's attendance at the discussion.
Motion was made by Member Engel to approve the September 18 meeting minutes with the proposed changes. Supported by Member Rissi. Motion carried 7 to 0.
- ARTICLE 6. Acknowledge visitors and those wishing to speak**
There was no one wishing to speak.
- ARTICLE 7. Case #23-23-3784/Tsaturov**
Property Address: 3680 Buttrick Ave

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

Motion was made by Member Rissi to remove this item from the table. Supported by Member Engel. Motion carried 7 to 0.

ZA Smith-Jacoby presented the case and explained that the applicants recently received approval for a variance from the Zoning Board of Appeals on the building placement and are now seeking a Type I special use permit for their proposed 2,800sqft pole barn. The building will be used for their RV, various other vehicles, and personal storage. Some nearby properties in the ARC district with comparable parcel sizes have similar-sized accessory buildings, with the average being 2,200sqft. This request will not have a negative impact on nearby properties as it will be screened by trees. She also noted that the Road Commission may require a curb cut for the new driveway off 36th St.

Staff recommended approval with the conditions listed in the packet.

Alex and Anna Tsutarov (3680 Buttrick Ave) presented photos to the commission to better explain the location of utilities and to clarify their plans for the accessory building. The building will be used for vehicles, a boat, jet skis, a recreational vehicle, and general storage. The RV's entrance will be on the east side so it does not block the entrance on the west side. Tsutarov also confirmed this building will not be used as a living space or business and there will not be a second floor.

Member Rissi thanked the applicants for visually demonstrating their need for extra storage as this helps make informed decisions.

Member Bruneau wanted a condition added ensuring the applicant does not extend the current paved driveway to the new accessory building. The added condition will prevent any additional impervious surfaces. The applicant agreed to the added condition.

Motion was made by Member Rissi to approve the accessory building as presented following the conditions that any outdoor lighting meets township requirements, the building is not used as a living space or to run a business, and there may not be an impervious drive between the residence and accessory building. Supported by Member Bruneau. Motion carried 7 to 0.

ARTICLE 8. Case #23-3789/Kraft & 60th East LLC

Property Address: 5880, 5950 & 5980 Kraft Ave and 5737 & 5795 60th St

Requested Action: Basic Plan Review for the creation of a proposed PUD for a light industrial development project.

Motion was made by Member Rissi to take this case off the table. Supported by Member Engel. Motion carried 7 to 0.

Planning Director Hilbrands stated that the applicant is seeking a basic plan review for the creation of a new PUD. The proposed PUD will be used for a light industrial project which will consist of three buildings with associated parking lots and driveways located

on approximately 27 acres. There is a significant deviation between the number of required parking spaces and the number of spaces shown.

The Master Plan designates this area as transitional mixed-use, which allows for similar uses to the transitional industrial zoning district, as long as utilities are available.

Planning Director Hilbrands noted that he discussed the project with the Township Manager regarding the most recent PFAS issue in the area and there were no concerns moving forward with this project in the preliminary stage.

Member Noordhoek wanted the applicant aware that there will potentially be a farmland preservation requirement for this project, as they are requesting to transform 27 acres of greenspace into buildings and parking lots. Additionally, the township will seek a sidewalk easement as well.

Patrick Knight, the facilities engineer on this project, explained they will have three buildings including a fully automated painter building, assembly center, and a warehouse. Due to the presence of automated robots, there will only be about 300 employees split between 3 shifts, which limits parking space needs.

Member Rissi asked if there would be an issue with the pathway easement. Knight did not believe that would not be a problem.

Member Bruneau asked if there was a PFAS component to the paint. Knight stated they have not had problems at other facilities and take precautionary measures to filter outgoing water.

Chair Noordyke wanted additional parking implemented. Member Rissi suggested designating an area for additional parking if needed in the future to avoid unnecessary paving.

ARTICLE 9. Case #23-3791 Sanchez-Marfil

Property Address: 2568 Linda 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 requesting an accessory building exceeding 832sqft in the R-2 district. The proposed carport will measure 1,200sqft with a height of 12-13ft, meeting all setback requirements. Applications for accessory buildings in the R-2 district are uncommon but typically range from 900sqft-1,400sqft. Access to the structure will be made through an existing drive on the west side where the ingress and egress easement is for their neighbor. The building will be used for vehicle storage and other personal items.

Pending the design of the accessory building, Staff recommended approval with the conditions listed in the packet.

Augustine Marfil (2568 Linda Ave) just moved into the neighborhood and is looking to build a barn. He said the allowed 832sqft is too small for his classic car plus the additional storage needed. Marfil offered to repave the driveway with the easement to make it look nicer for himself and his neighbor.

Member Engel questioned if the applicant had reserved use of the easement in legal documents.

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

Reanna Dawson (2562 Linda Ave) is the neighbor directly behind the applicant with the driveway easement. She said the driveway is one lane, and thought it would be difficult for both parcels to use it. She is not in agreement with the project and doesn't see how the barn will fit in the neighborhood's setting.

Drew Samsol (2549 Linda Ave) lives to the west of the proposed structure. He expressed concerns about what the applicant originally told him the project would entail versus what was presented tonight. Prior to any approval, the applicant had a concrete truck pour foundation for the structure. He also noted the proposed façade, size, and location would not fit the neighborhood.

Dale Sommers (2520 Linda Ave) stated the parcel seems to be less than one acre and the structure would not be suitable for the property. Upon completing independent research, he noted that 1,200sqft buildings have been approved by the Planning Commission 18 times, 15 of which were approved for parcels on 3 acres. There have also been multiple cars brought onto the property by tow trucks.

Michelle Furlette (2549 Linda Ave) stated there is nothing personal against the applicant, the neighbors just unanimously agreed the structure is not fitting for the neighborhood. She also mentioned there are currently 7 cars plus a work van parked on the applicant's property.

Kim Leclair (2490 Linda Ave) stated there has been a significant increase in traffic on the street. She also hoped the applicant did not feel unwelcomed, but reiterated that the structure does not fit the aesthetic of the neighborhood.

Judith Kemp (2559 Linda Ave) expressed concern with the size of the structure. She wondered if there was another location where the structure could be placed that does not impact views.

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

Member Moxley asked how the applicant was able to pour the concrete for the project. ZA Smith-Jacoby said there is no permit needed for pouring concrete or excavation work, but noted the applicant is aware that the building is not permitted until approved.

Marfil expressed his sympathy towards his neighbors for not being in favor of the proposed plans. He is actively trying to sell some of his cars, but mentioned that four individuals who live with him drive a car.

Member Engel asked if reducing the structure size and creating a nicer exterior would suit the applicant. Marfil stated a 30x30 building would suffice, but it would be less cost-efficient to create a structure that resembles the house.

Member Rissi asked if there would be electricity or water in the structure. Marfil indicated it will be heated but will not have water. He will also be planting 10 pine trees.

Member Moxley said the proposed location of the structure where the concrete was poured appears to be in the front yard. Member Bruneau added that the location is within the ordinance, but the exterior should match that of the residence.

Motion was made by Member Engel to table this case so the applicant can come back with modified plans and more information can be given regarding the drain field location and driveway easement. Supported by Member Noordhoek.

ARTICLE 10. Old Business

Member Bruneau asked if there was a portion of the meeting suitable for summarizing items brought to the Board of Trustees.

Chair Noordyke said that the Wormies case was officially approved by the Township Board.

Member Rissi wanted updates on some proposed ordinance modifications specifically regarding the private road ordinance recommendation to change the width of roads and the revision to an ordinance removing the word "commercial". Planning Director Hilbrands noted there has been some momentum on these revisions.

ARTICLE 11. Any Other business

The next Farmland Preservation Subcommittee meeting is on October 11.

The next Planning Commission meeting will be a work session regarding the Master Plan and will be held at the Township Hall at 5:30 P.M. on October 16.

The regularly scheduled meeting for November 6 is now scheduled for October 30 due to elections.

ARTICLE 12. Acknowledge visitors and those wishing to speak

Dale Sommers (2520 Linda Ave) said the easements were created many years ago by one individual who split the properties up for family.

ARTICLE 13. Adjournment

Motion was made by Member Engel to adjourn the meeting. Supported by Member Rissi. Motion carried 7 to 0. The meeting adjourned at 9:12 P.M.

Respectfully submitted,
Joe Engel, Secretary

DRAFT



MCKENNA

Memorandum

TO: Cascade Township Planning Commission
FROM: Danielle Bouchard, AICP
Chris Khorey, AICP
SUBJECT: **Draft Future Land Use Map and Preliminary Zoning Recommendations**
DATE: October 16, 2023

The Cascade Township Planning Commission is in the process of updating the Township Master Plan. In general, a Master Plan is a key policy guiding document that articulates a vision for future growth and development. The Planning Commission discussed preliminary findings with McKenna during the August meeting. Some of the key findings include:

- Creating a word document version of the Plan.
- Analysis future land uses for specific areas, such as Centennial Office Park, Cascade Office Park, Thornapple Center, Cascade Village, airport land uses, and other areas.
- Developing a robust Zoning Plan.
- Developing a robust Action Plan.
- Eliminating irrelevant and/or outdated content that is not the reflective of the Township's vision.

FUTURE LAND USE MAP

Future Land Use Designations

The first draft of the Future Land Use map includes the following overarching themes and ideas:

- Several new Future Land Use designations that are targeted to the following areas/concepts:
 - **Redevelopment Mixed Use:** Designed to encourage redevelopment projects by including infill housing to aging office parks.
 - **Centennial Mixed Use:** Supporting and encouraging infill and residential conversions in Centennial Park.
 - **Boulevard Mixed Use:** Designed to promote high quality building and site design, along with redevelopment activities, and allowing taller mixed-use buildings fronting 28th Street.
 - **Cascade Village:** Expanding the current Village boundary further west, to promote more transitional design to create a sense of place heading closer to the Village area.
 - **Greenfield Mixed Use:** Designated to be located around the "Four Corners" area. This is envisioned to become an area where commercial, light industrial, and residential land uses will be permitted.
 - **Airport area:** Designed to accommodate and encourage low intensity residential land uses (as aviation laws permit) along with a public greenway with parkland and/or walking trails. This area is designated as a hatching on the Future Land Use map. The hatching notes that Rural Preservation or Public/Semi-Public land uses would both be appropriate.



Utility Service Boundary

The updated Future Land Use Map draft also includes minor adjustments to the Utility Service Boundary. The boundary was trimmed back west to stop at Buttrick. Further, the boundary was adjusted to exclude all areas immediately surrounding the airport and encompass areas just south of I-96, stopping at 48th Street.

Airport Safety Zones

In addition to the Airport Greenway designation, the Future Land Use map now includes the airport safety zones, as designated by the Airport Layout Plan dated October 2019. Airport safety zones are regulated by the Michigan Department of Transportation. There are guidelines as to what type (and regulations) of development is permitted in these areas. The amended Master Plan will include more information pertaining to this subject. The southern and western airport safety zones are located primarily in Caledonia and Kentwood, respectively.

PRELIMINARY POLICY RECOMMENDATIONS

Farmland Preservation

We recognize that the Township has a separate subcommittee that is tasked with Farmland Preservation efforts. Through their findings, we will plan to adjust the area on the Future Land Use map accordingly. This will require further discussion throughout this update process.

Density Maximums, Land Uses, and Height Requirements

Each of the new mixed-use designations discussed above will include parameters on appropriate density, land uses, street structure, building design, site design, and others. Preliminary recommendations related to each proposed mixed-use district include the following:

- **Redevelopment Mixed Use**
 - Density: 6-8 units/acre
 - Height: 2-3 stories
 - Land Uses: Multi-family residential, offices, commercial, mixed-use buildings
- **Centennial Mixed Use**
 - Density: 6-8 units per acre
 - Height: 2-3 stories
 - Land Uses: Multi-family residential, offices, commercial
- **Boulevard Mixed Use**
 - Density: 6-8 units per acre
 - Height: 2-3 stories
 - Land Uses: Multi-family residential, commercial, mixed-use buildings
- **Greenfield Mixed Use**
 - Density: 6-8 units per acre
 - Height: 2-3 stories
 - Land Uses: Multi-family residential, commercial, light industrial

Cascade Village

We recommend the following policy/zoning changes to the Cascade Village area:

- Extending the boundary further west to encompass the D&W strip mall site.
- Implementing robust zoning standards for the expanded boundary. This can include a Building Types Code (this is a type of Form Based Code) that regulates the form and function of a building. A Building



Types Code would apply restrictions on what a building looks like and new development within the Cascade Village (or redevelopment) will be required to comply.

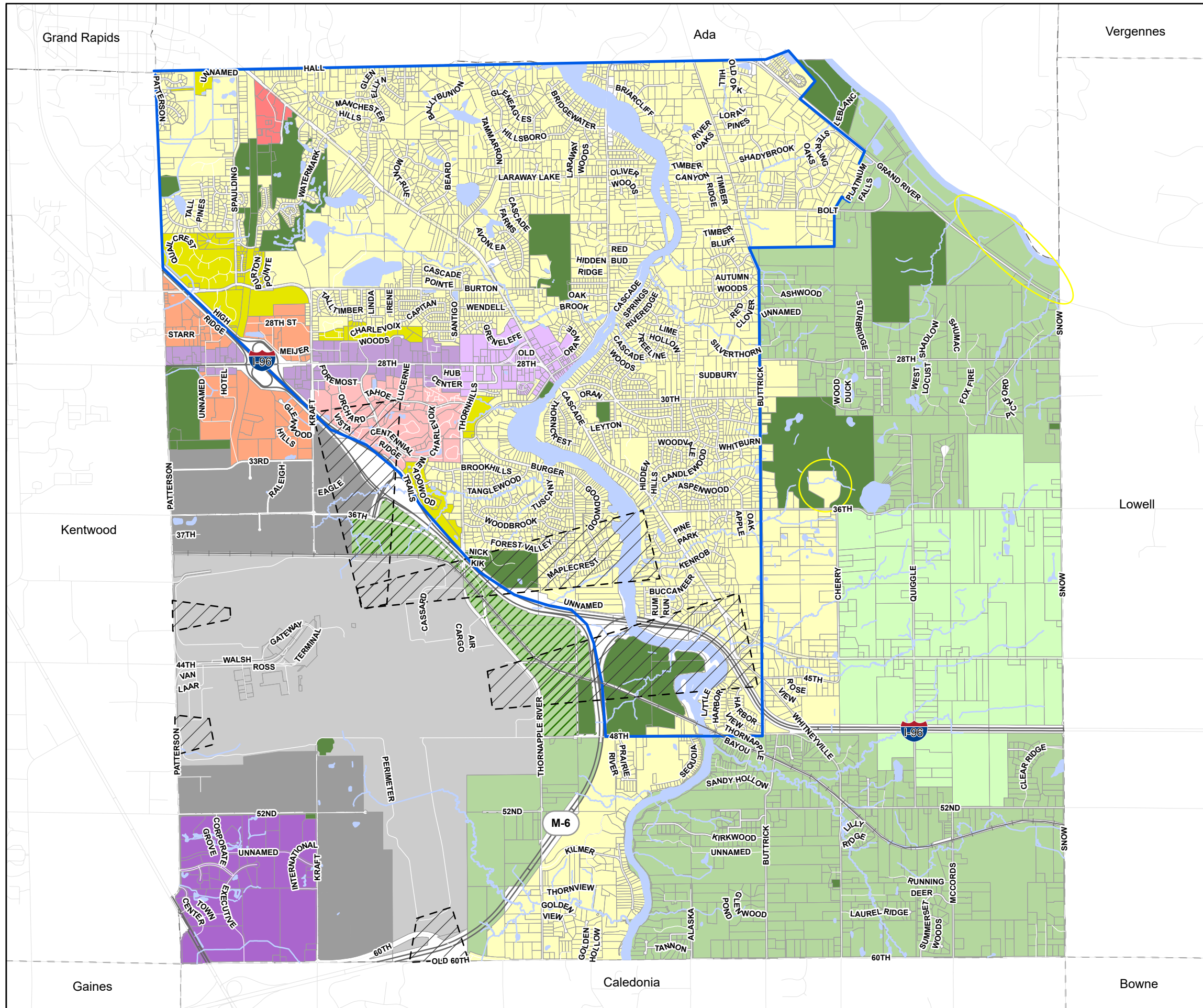
- Promote and encourage connected roads, routes, and parking lots within the Village area.

CONCLUSION

If you have any questions, please feel free to contact Danielle Bouchard, AICP at dbouchard@mcka.com.

Danielle Bouchard

Danielle Bouchard, AICP
Principal Planner



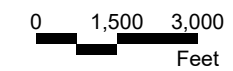
DRAFT Future Land Use

Cascade Township, Kent County, Michigan

October 11, 2023

LEGEND

- Farmland Preservation
- Rural Preservation
- Suburban Residential
- Community Residential
- Redevelopment Mixed Use
- Centennial Mixed Use
- Community Mixed Use
- Cascade Village
- Boulevard Mixed Use
- Greenfield Mixed Use
- Industrial
- Airport
- Rural Preservation/Public/Semi-Public
- Public/Semi-Public
- Airport Safety Zone (Approx.)
- Utility Service Boundary
- Park Target Area



Basemap Source: Michigan Center for Geographic Information, Version 17a.
Data Source: County or Local Community Source. McKenna 2020.