

MINUTES
Cascade Charter Township
Zoning Board of Appeals
Tuesday, June 11, 2013
7:00 P.M.

ARTICLE 1. Chairman McDonald called the meeting to order at 7:00 P.M.
Members Present: Casey, Hammond, McDonald, Neal
Members Absent: Goldberg, James
Others Present: Planning Director Steve Peterson

ARTICLE 2. Chairman McDonald led the Pledge of Allegiance to the flag.

ARTICLE 3. Approve the Agenda

Motion was made by Member Hammond with support from Casey to approve the agenda. Motion carried.

ARTICLE 4. Approve the Minutes of the March 12, 2013 Meeting.

Member Casey indicated a couple of typos in the minutes to be cleaned up and made a motion to approve the minutes with the corrections. Support by Member Hammond. Motion carried.

ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.

No visitors present wished to speak about non-agenda items.

ARTICLE 6. **Case # 13-3132 Forest Hills Business Association
(Public Hearing)**

Property Address: 2870 Jacksmith Ave

Requested Action: The applicant is requesting a Variance to allow the placement of banner signs at the corner of Jacksmith and 28th St.

Planning Director Peterson introduced the case. He stated that the Forest Hills Business Association is seeking this variance to use the banners on the township property rather than use a trailer sign. They have used the trailer sign a couple of times and we have informed them that trailer signs are not permitted. We have granted a couple of other groups a similar variance and the Forest Hills Business association is simply asking for the same thing. They are aware of the conditions that have been placed on the other groups and are willing to accept the same conditions. Staff recommends approval of the variance.

Peterson indicated that normally if we grant a few similar variances it may make sense to look at amending the ordinance. In this case it seems to make sense to continue to have the ZBA review these community event sign variances.

Chairman McDonald indicated that the case appears pretty straightforward and asked for a motion to open the public hearing.

Member Hammond made a Motion to open Public Hearing. Support by Member Casey. Motion carried.

No one from the public spoke to this project. Planner Peterson stated that he had not received any correspondence regarding the request.

Member Hammond made a Motion to close Public Hearing. Support by Member Casey. Motion carried.

Member Casey made a Motion to grant the Variance to allow the Forest Hills Business association to place banner signs at the corner of Jacksmith and 28th St under the following conditions:

- The signs are permitted for no more than 2 weeks prior to the event.
- No other signs may be installed in the Township.
- No business advertising on the banners.

Support by Member Hammond. Motion carried unanimously.

ARTICLE 7. Any other business

1. Ray James has moved out of the Township and has resigned from the ZBA.
2. The ZBA will have a July 9 meeting.

ARTICLE 8. Adjournment

Motion was made by Member Casey to adjourn. Support by Member Neal. Motion carried. The meeting was adjourned at 7:15 p.m.