

ZONING MINUTES
Cascade Charter Township
Zoning Board of Appeals
Tuesday, June 10, 2014
7:00 P.M.
Cascade Library Wisner Center
2870 Jackson Avenue SE

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

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

ARTICLE 3. Approve the Agenda

Motion was made to approve the Agenda by Member McDonald. Support by Member Hammond. Motion carried 4-0.

ARTICLE 4. Approve the Minutes of the May 13, 2014 Meeting.

Motion was made by Member McDonald to approve the Minutes as presented. Support by Member Hammond. Motion carried 4-0.

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

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

**ARTICLE 6. Case # 14-3186 Ron Goodyke
(Public Hearing)**

Property Address: 1945 Forest Shores

Requested Action: The applicant is requesting a variance to construct an addition to the side of the house within 10 feet of the property line.

Planner Peterson introduced the case. The survey drawing shows the addition is 18 feet by 12 feet. The minimum setback is 10 feet. The existing house is well within the setback requirements. The house is not parallel with the property lines so the addition cuts through the setback. This leaves a 9 foot setback in the front and a little less than a 7 foot setback in the rear. They have more than the 15 feet on the other side. This fits our requirement of a total 25 foot setback with no side being less than 10 feet. They are requesting a variance for this addition that cuts through 1 foot of the setback in front and 3 feet in the back. Mr. Goodyke did meet with the neighbor to purchase 4 feet of property but the neighbor did not wish to sell. The neighbor is in full support of granting the variance. In my judgment it is such a small amount that is being requested, and as the neighbor is unwilling to sell, that Board approve the variance for the 1 foot and 3 foot variances for the addition.

Member Hammond stated that there appeared to be significant distance between the property owners. Planner Peterson stated that it is a platted subdivisions and we do not allow platted lots to be split. There is not a chance of a house being built there in the future. The addition will fit into the landscape of the neighborhood and the size of the addition is in line with the other garages in the neighborhood and is not out of character.

Chairman Casey asked the Applicant to step forward with comments.

Ron Goodyke, 1945 Forest Shores came forward as the Applicant. He stated that he is on good terms with his neighbor and his neighbor approves of the variance.

Member McDonald made motion to open the meeting to Public Hearing. Support by Member Hammond. Motion passed 4-0.

No one wished to speak at the Public Hearing.

Member McDonald made a motion to close the Public Hearing. Support by Member Hammond. Motion passed 4-0.

Public Hearing is closed.

Motion by Member McDonald to approve the variance to construct an addition to the side of the house at 1945 Forest Shores per staff's documentation. Support by Member Hammond. Motion passed 4-0.

Article 7. Election of Officers

Motion by Member McDonald to table the election of officers until all Members are present. Support my Member McDonald. Motion passed 4-0.

Article 8. Any other business

Article 9. Adjournment

Motion made by Member Hammond to adjourn. Support by Hammond. Motion carried. The meeting was adjourned at 7:10 PM.

Respectfully submitted,

Mel Casey, Secretary
Ann Seykora/Debra Groendyk
Planning Administrative Assistant