

MINUTES

Cascade Charter Township
Zoning Board of Appeals
Tuesday, August 9, 2016
7:00 P.M.

ARTICLE 1. Chairman Berra called the meeting to order at 7:00 P.M.
Members Present: Berra, Casey, McDonald, Pennington
Members Absent: Milliken (Excused)
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

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

ARTICLE 3. Approve the Agenda.

Motion was made by Member Pennington to approve the Agenda. Support by Member McDonald. Motion carried 5 to 0.

ARTICLE 4. Approve the Minutes of the June 14, 2016 Meeting.

Motion was made by Member Casey to approve the Minutes as presented. Support by Member McDonald. Motion carried 5 to 0.

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

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

ARTICLE 6. Case #16:3319 Bob Verburg

Public Hearing

Property Address: 6915 Cascade Road

Requested Action: The applicant is requesting approval from the Zoning Board of Appeals to construct a new service bay that does not comply with the front setbacks, style of roof and use of chain link fence.

Director Peterson stated the Applicant is requesting to construct a new addition on to the building to be used for additional storage. As part of the project, Mr. Verburg will take down a small building that is just north of the shop. There are three variances Mr. Verburg is seeking:

1. Front Setback. Applicant is requesting 16 feet. The zoning requirements allow for 20 feet minimum and 30 feet maximum. The building is setback from Cascade Road ROW at 16 feet. They would simply like to maintain the existing setbacks.
2. Roof Style. Applicant is requesting a Mansard style roof. Under the zoning requirement this type of roof would be considered inappropriate. The ordinance, however, is vague on this topic. The Applicant is requesting this type of roof only to match what is currently existing.

3. Chain Link Fence. The Applicant is requesting to continue the use of chain link fencing surrounding the property. The zoning requirement prohibits chain link fencing. In order to come into compliance, they would either have to remove the current chain link fence or choose another material, such as wood, vinyl, wrought iron, etc.

Director Peterson recommendation was that the Board grant the variances for the front setback and the mansard style roof. However, he recommended denial of the variance for the chain link fence.

Member McDonald made a Motion to open the Public Hearing. Supported by Member Casey. Motion carried 4 to 0.

Chairman Berra asked if anyone would like to come forward to speak on this issue.

Mr. Verburg and Mr. Troy Wolfiss of Wolfiss Construction came forward to put forth their reasoning to keep the chain link fencing around the property. They feel a chain link fence would be mainly for security purposes. To protect the cars they work on and would allow for more visibility for law enforcement. They would like to put up black vinyl link fencing. This fencing is less visible, nicer looking and still gives visibility for law enforcement.

Discussion followed between the Applicant and the Board mostly concerning the chain link fence. What would be best for aesthetic and security purposes.

Member Berra made a Motion to close the Public Hearing. Supported by Member Pennington. Motion carried 4 to 0.

Member McDonald made a Motion to approve the variances for the front setback and the mansard style roof, but to deny the variance to keep all of the chain link fence. However, to approve the allowance of a vinyl coated chain link fence in the back because it is not highly visible at that location but require a wrought iron along Cascade Rd.

Supported by Member Casey.

Motion was carried as stated 4 to 0.

ARTICLE 7. Any other business

There was no other business.

ARTICLE 8. Adjournment

Motion was made by Member Casey to adjourn. Support by Member McDonald. Motion carried 4 to 0. The meeting was adjourned at 7:25 p.m.

Respectfully submitted,
Tom McDonald, Secretary