

MINUTES

Cascade Charter Township Planning Commission
Monday, June 02, 2014
7:00 P.M.

ARTICLE 1. Chairman Pennington called the meeting to order at 7:00 p.m.
Members Present: Hammond, Lewis, Mead, Pennington, Rissi, Sperla, Waalkes, Williams
Members Absent: Robinson (excused)
Others Present: Planning Director Steve Peterson

ARTICLE 2. Pledge of Allegiance to the flag

ARTICLE 3. Approve the current Agenda.

Motion was made by Member Mead to approve the Agenda. Support by Member Hammond. Motion carried 8-0.

ARTICLE 4. Approve the Minutes of the May 19, 2014 meeting.

Motion was made by Member Lewis to approve the Minutes. Support by Member Rissi. Motion carried 8-0.

ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items (Comments are limited to five minutes per speaker.)

There was no one present who wished to speak on non-agenda items.

Motion by Member Hammond; Support by Member Mead to modify the agenda to hear Article 7 before Article 6. Motion carried 8-0.

ARTICLE 7. Case #14-3184 Jon DeGraff

Public Hearing

Property Address: 6960 Thornview

Requested Action: Applicant is requesting approval for an accessory building over 832 sq. ft.

Planner Peterson stated the location site was a small private street off east side of Thornapple River Drive. Applicant received a variance last month for the location of the building which is technically in the front yard, 150 ft. from the private road right-of-way. This is actually the location of a smaller shed, which they want to keep and re-locate to the east and then build the new building which is over 832 sq. ft. The Applicant approached Planner Peterson before the meeting to let him know they would like to bump this out another 5 ft., to go

40x40 instead of 40x35. The building is 15 ft. to the midpoint which would require a 40 ft. setback which they meet. In looking around the area, the size of the building didn't seem out of place with the size of the home and parcel. The applicant has indicated they're going to match the materials of the house. Planner Peterson suggested the expanded building be approved.

Discussion followed regarding outdoor lights. The Applicant does not have any in the plans, but if they do add them later they have to meet requirements of the Ordinance.

The Applicant, Jon DeGraff, stated he had nothing new to add. He did state he planned to install some kind of lighting on the accessory building, but nothing that would be a constant illumination.

Motion by Member Sperla; support by Member Waalkes to open the Public Hearing. Motion carried 8-0.

No one from the public wished to speak on this matter.

Motion by Member Mead; support by Member Hammond to close the Public Hearing. Motion carried 8-0.

Motion made by Member Waalkes to approve Special Use Permit requested by Jon DeGraff noting the approval is for a 1600 sq. ft. accessory building. Support by Member Mead. Motion passes 8-0.

**Article 6. Case #14-3185 James Hackett
Public Hearing**

Property Address: 1547 Briarcliff Drive

Requested Action: Applicant is requesting a Special Use Permit to construct an addition to an accessory building that is over 832 sq. ft. The existing building is 1,038 sq. ft. and the addition is 384 sq. ft.

Planner Peterson stated the applicant's existing building is a little over 1,000 sq.ft. They want to add about 400 sq.ft. to the existing building. The building will be built to match the house and fits in with the home and lot size. The applicant has "guest house" written in the plans and Cascade Township doesn't allow any guest houses. The township does allow full utilities, but no living space. The applicant had no problem with this. Planner Peterson recommends approval for this Special Use Permit for the 384 sq.ft. addition.

Discussion followed regarding setbacks and easements.

Chairman Pennington asked applicant to come forward, state his name, and make presentation of his request.

Mark Frimodig, Project Designer, spoke on James Hacket's behalf. Jack Lewis brought up concern because there's no address sign at 1547 Briarcliff Drive. Mr. Frimodig stated that would be taken care of. Mark Frimodig stated that the structure is actually serving as a pool house and there will be no occupancy of the structure.

Motion by Member Mead; support by Member Hammond to open Public Hearing. Motion carried 8-0.

Rock Kaufman, 1515 Briarcliff. Mr. Kaufman stated that not only is the property beautiful, but the Hacket's keep it well maintained. For that reason he supports the building of the accessory building.

Motion by Member Mead; support by Member Lewis to close the Public Hearing. The motion carried 8-0.

Motion by Member Sperla; support by Member Rissi to approve applicant's request for a Special Use Permit to construct an addition to an accessory building over 832 sq.ft. Motion passes 8-0.

ARTICLE 8. Any other business

ARTICLE 9. Adjournment

Motion by Mead; support by Williams to adjourn. Motion passes 8-0. Meeting adjourned at 7:42 PM.

Respectfully submitted,
Steve Waalkes, Secretary
Ann T. Seykora & Debra W. Groendyk, Planning Administrative Assistant