

ZONING MINUTES
Cascade Charter Township
Zoning Board of Appeals
Tuesday, October 08, 2013
7:00 P.M.
Cascade Library Wisner Center
2870 Jackson Avenue SE

ARTICLE 1. Chairman Tom McDonald called the meeting to order at 7:00 P.M.
Members Present: Goldberg, Hammond, McDonald, Neal, Casey.
Members Absent: Vaughn
Alternate Absent:
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. Support by Member Neal.
Motion carried 5-0.

ARTICLE 4. Approve the Minutes of the July 9, 2013 Meeting.

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

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 # 13-3154 Linda Edison
(Public Hearing)

Property Address: 2597 Cascade Springs

Requested Action: The applicant is requesting approval to split a lot that includes area that is platted as a part of the Village of Cascade Springs plat.

Planning Director Peterson introduced the case. We do not allow platted lots to be split without approval from the Zoning Board of Appeals. This area was originally platted in the 1920's. This area is a combination of 50' by 50' platted lots and un-platted property. We do not allow the platted lot splits to keep developers from splitting lots and getting more lots than were approved. This split does meet the current requirements we have for size of lot. It is zoned R2 and this meets the requirements of the R2 zoning district. I am recommending the approval of this split. This is very unique as we have a combination of platted and un-platted as well as the plat itself dating back to the 1920's. I don't think allowing this lot to be split circumvents the intent of not allowing plats to be split, since it meets today's requirements.

Member Casey asked if this lot would be subject to any unforeseen variance requirements in the future?

Planner Peterson stated that because the size of a lot in the R2 zone meets today's requirements, I would not expect that in this case.

Member Casey asked if there were any structures on the lot.

Planner Peterson stated that there was currently a structure on the lot.

Member Goldberg asked if this variance would allow someone to create the original 50' lots?

Planner Peterson stated that it would not meet current zoning requirements and he would not recommend approval of a lot split allowing the original lot size for the plat.

Member Hammond asked if it was a new or old easement on the parcel.

Planner Peterson stated that it is an old easement and water and sewer are available on the parcel.

Chairman McDonald asked the applicant to come forward with any comments.

David Content, of BDR Executive Custom Homes, stated that the property is currently under Purchase Agreement by BDR. Jerry Abraham is the intended future owner of the site. The current home would be removed and a new home would be built in its place. We have attempted to communicate with all of the neighbors to get their input.

Member Hammond asked if the remaining lot was going to remain empty.

David Content stated it would remain empty for the time being and the outcome will be determined by the outcome of the meeting.

Member Casey made motion to open the meeting to Public Hearing. Second by Member Hammond. Motion passed 5-0.

Planner Peterson stated that people came into the Township Office to speak with him regarding this plat split. However no one was in attendance to speak at the Public Hearing and he did not receive any correspondence regarding this land parcel.

Member McDonald made a motion to close the Public Hearing. Second by Member Hammond. Motion passed 5-0.

Public Hearing is closed.

Member McDonald made a motion to approve the request to be granted based on the uniqueness of the circumstance as outlined in the Staff Report and based on the conditions Planner Peterson has proposed. Second by Member Casey to approve and support the motion. Motion carried. Motion passed 5-0.

Article 7. Any other business.

Article 8. Adjournment.

Motion made by Member McDonald to adjourn. Support by Member Casey. Motion carried. The meeting was adjourned at 7:20 P.M.

Respectfully submitted,

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