

ZONING MINUTES
Cascade Charter Township
Zoning Board of Appeals
Tuesday, August 12, 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: Berra, Casey, Cousins, McDonald, Neal
Members Absent: Hammond
Others Present: Planning Director Steve Peterson and those listed on Supplement #1.
- 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 Berra. Motion carried 5-0.
- ARTICLE 4.** Approve the Minutes of the June 10, 2014 Meeting.
- Motion was made by Member McDonald to approve the Minutes with corrections. Support by Member Berra. Motion carried 5-0.
- 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 # 14-3200 Matt DeCamp
(Public Hearing)
Property Address: 1910 Laraway Lake Drive
Requested Action: The Applicant is requesting a variance to construct an accessory building in the front yard.
- Planner Peterson introduced the case. The Applicant wants to construct a 60"x40" building. The Planning Commission has already approved the building. The Zoning Board of Appeals is presented with approving the location. Technically, it's in the front yard. The way Laraway Lake is positioned, this lot is treated like a corner lot. The building is in the front yard which is between the house and the road. The Cascade Zoning Ordinance does have a relief valve for accessory buildings in the front yard although this doesn't meet all the criteria. The building is about 600' to the south of a portion of Laraway Lake. Peterson stated this is quite a distance meeting the technicality of being in the front yard. Its 21' to the midpoint which requires at least a 40' setback to its nearest property line which it meets. In my judgment, the Applicant meets the requirements for a variance for this case mainly because of the great distance and this isn't the type of situation that was intended to be prohibited. The Planning Commission did not have a problem with the location when they discussed the building. A few residents came into the Township to ask questions and look at the location mainly to know what was going on.

Discussion followed.

Chairman Casey asked the Applicant to come forward with comments.

Jeff Kowatch of Mike Schaap Builders, represented the Applicant, Matt DeCamp. Mr. Kowatch stated the ability to put the building in the back is prohibited because of the slope. It slopes right down to a pond and the grade is such the Applicant didn't want it there. The building will be used to store "toys" and will have a basketball hoop attached. The building is big enough to store a motor home should the need arise.

Discussion followed.

Member McDonald made a motion to open the Public Hearing. Support by Member Cousins. Motion passed 5-0.

No one wished to speak at the Public Hearing.

Motion by Member McDonald to close the Public Hearing. Support by Member Berra. Motion passed 5-0.

Motion by Member McDonald to approve the variance based on Staff's report. Support by Member Berra. Motion passed 5-0.

ARTICLE 7. Election of Officers

Motion made by Member Cousins to appoint Casey as Chairman of the Zoning Board of Appeals. Support by Member Berra. Motion passed 5-0.

Motion made by Member McDonald to appoint Cousins as Vice-Chair/Secretary of the Zoning Board of Appeals. Support by Member Berra. Motion passed 5-0.

Motion made by Member McDonald to appoint Berra to the Village Design Committee. Support by Member Cousins. Motion passed 5-0.

ARTICLE 8. Any other business

There was no new business.

ARTICLE 9. Adjournment

Motion made by Member McDonald to adjourn the meeting. Support by Member Berra. Meeting adjourned at 7:33PM.

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