

ZONING MINUTES
Cascade Charter Township
Zoning Board of Appeals
Tuesday, May 10, 2016
7:00 P.M.
Cascade Library Wisner Center
2870 Jackson Avenue SE

ARTICLE 1. Chairman Berra called the meeting to order at 7:00 P.M.
Members Present: Berra, Casey, McDonald, Milliken, Pennington
Members Absent: None
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 current Agenda.

Motion made to approve the Agenda as printed by Member McDonald. Support by Member Pennington. Motion carried 5-0.

ARTICLE 4. Approve the Minutes of the March 22, 2016 Meeting.

Motion made by Member Milliken to approve the Minutes of the March 22, 2016 Meeting as written. Support by Member McDonald. Motion carried 5-0.

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

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

ARTICLE 6. Case #16:3304 Cascade Metro Cruise
Public Hearing

Property Address: 6797 Cascade Rd SE

Requested Action: The Applicant is seeking approval from the Zoning Board to have up to 6 food trucks for the Metro Cruise warm-up event August 25 and 26.

Community Development Director Peterson presented the case. The location is in the village by the old Daanes shopping center. They would like to have some food trucks for the Metro Cruise warm-up event this year. This is not a variance, section 4.18 subsection 4 of our Zoning ordinance is used. In terms of it being temporary, they are talking about it being on site for only 48 hours, the event dates are August 25 and 26. The staff recommendation is that you approve the request to allow the food trucks at the shopping center for the event, with the condition that they only be there for the 2 days that they asked for and they provide a copy of the health department permit to serve food prior to the event.

Member Pennington asked if what they discussed at the Planning meeting with regard to the food trucks, if the ordinance is adopted, would they have to come back to the Zoning Board of Appeals. Director Peterson replied that they would not have to come back if they did the same thing under the same conditions. The Planning Commission is

looking at adopting some regulations specific to food trucks. Unless you wanted to make that part of the conditions, that you wanted to see it and get a report on how it went last year, then we would make them come back. I am not suggesting that we need that for this one.

Chairman Berra asked the applicant to come forward with comments.

Carmen Villahermosa deCox Co-Chair of the Cascade Metro Cruise warm-up. We have decided to call it At The Starting Line this year, as we have changed the location. The food truck part of this is going to be exciting this year. Gonzo from MLive is going to be spearheading the food trucks that will be here. There will be 6 trucks and there will be a food truck competition and we anticipate that it will draw a crowd. We are asking that each truck donate 20% of their proceeds back to this event, since it is a great opportunity for them to be here.

Chairman Berra asked if there were going to be different ethnic foods. The Applicant stated that they have requested different ethnic foods. We have a very good concert line up for the event with Delilah De Wilde and on Friday we are having Steve Azar. We think that Friday nights event is going to require the Food Trucks to be available as the crowds are anticipated to be quite large. Chairman Berra asked if alcohol would be available for purchase. The Applicant stated that alcohol will not be available for purchase this year. We are expecting a very large turnout. We have sent notices to the surrounding neighbors and every single business in the parking lot to let them know what is going on. We give them copies of all of our meeting minutes to keep everyone informed. I think this event will be a big hit and I really hope you will approve the Food Trucks.

Member McDonald made a motion to open the Public Hearing. Second by Member Pennington. Motion passes 5-0.

Chairman Berra asked anyone with comments to come forward.

No one came forward with comments.

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

Member McDonald made a motion to approve the variance based on the findings of fact as indicated in the staff report. Second by Member Casey. Motion passes 5-0

ARTICLE 7 Any other business.

ARTICLE 8. Adjournment

Member McDonald to adjourn the meeting. Support by Member Pennington. Motion Passed 5-0. Meeting adjourned at 7:20 PM.

Respectfully submitted,

Ann Seykora/Julie Kutchins
Planning Administrative Assistant