

## MINUTES

Cascade Charter Township Planning Commission  
Monday, April 20, 2015  
7:00 P.M.

**ARTICLE 1.** Chairman Pennington called the meeting to order at 7:00 PM.  
Members Present: Lewis, Mead, Pennington, Rissi, Robinson, Sperla, Williams  
Members Absent: Hammond, Waalkes (Excused)  
Others Present: Community Development Director, Steve Peterson, and others listed on the sign in sheet.

**ARTICLE 2. Pledge of Allegiance to the flag.**

**ARTICLE 3. Approve the current Agenda.**

**Motion by Member Lewis to approve the Agenda. Support by Member Mead.  
Motion carried 7-0.**

**ARTICLE 4. Approve the Minutes of the March 02, 2015 meeting.**

**Motion by Member Sperla to approve the minutes of the March 02, 2015 meeting as written. Support by Member Rissi. Motion carried 7-0.**

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

No one wished to speak to non-agenda items.

**ARTICLE 6. Case #15-3239 Chad Weldy**

**Public Hearing**

**Property Address: 9575 52<sup>nd</sup> Street**

**Requested Action: The Applicant is requesting a Special Use Permit to construct an accessory building that is over 832 sq. ft.**

Director Peterson presented the case. The property is a 2.3 acre parcel zoned Agricultural. It is on the north side of 52<sup>nd</sup> Street just west of Snow Avenue. They indicated they wanted the building simply for residential storage of lawn equipment, etc. The building itself will be steel construction, steel frame and steel roof. The building will have 12' walls and measures 15' to the mid-point. We allow for taller buildings but any structure over 14' must be 40' from the property line. The building they show on the site plan is 30' from the property line. They will either have to move the building away from the property line or reduce the building height to get to 14'. My assessment is that there is really no reason to grant a variance. They have indicated they would be applying for a

variance. They have not indicated any outdoor lighting. If they do add lights, they have to meet our requirements. I also noted that we do not allow accessory buildings for living space or business uses. The Special Use Standards do not limit use of steel buildings while it is not typical for this area. The parcel is 2.3 acres. The house is 2,400 sq. ft. and the size of the building in relation to the property and the house is not unusual. The accessory building does not match the home but is consistent with the Agricultural Zoning. There is not any new access to the structure as it will be accessed by the existing driveway. I recommend approval of the Special Use Permit with the provision that they either move the building meeting the 40' Setback Requirement or they reduce the height of the building and that the building may not be used for living space or to run a business.

Member Lewis stated he did not see any ravines that would prevent the Applicant from moving the building but wondered if a septic field would cause issues with moving the building. Director Peterson stated he is unaware of a septic issue or topography issue. He also stated the building is 48' x 36' and could be reduced in size and still meet the 40' set back. They proposed to be 80' from the rear of the property line. There does not appear to be anything in the way that would prevent moving the structure.

Member Sperla asked if there were any comments from the neighbors. Director Peterson stated there were no comments.

Chairman Pennington asked the Applicant to come forward with any comments.

Chad Weldy, 9575 52<sup>nd</sup> Street, came forward as the Applicant.

Member Sperla asked if plumbing or electrical was going to be brought into the structure. The Applicant stated he was going to run electrical but had not considered plumbing. Member Sperla asked if the floor would be cement or ground floor. The Applicant stated the floor would be cement. Member Sperla asked the intended purpose of the building. The Applicant stated the use is for lawn equipment, a tractor with implements and in the future with teens I will need additional storage for vehicles.

Member Mead asked if the Applicant intended to move his propane tank for the location of the structure or if the Septic Field was an issue. The Applicant stated he was not planning to move the propane tank and the septic field is gravity flow and is located in the front yard.

Member Rissi stated there is 82' feet from the lot line and the propane tank and asked why he was not willing to move the building. The Applicant stated he could move the building to the 40' setback and eventually move the propane tank.

Member Lewis stated that as a former Member of the Zoning Board of Appeals there is not a reason for the variance to be granted. If we allowed the variance it sets a precedence that weakens the Ordinance. We would much prefer you make the adjustment but you are well within your rights to request a variance.

Member Sperla stated that you must show extreme hardship in order to get a variance. There is no extreme hardship here and you would still have to come back before the board for the pitch of the structure. Making the adjustments now would save a lot of time and money. The Applicant stated he realizes that he does not have a hardship and that a variance would not be granted. The Applicant stated he would concede and go with the 40' set back.

**Member Robinson made a motion to open the Public Hearing. Support by Member Mead to open the Public Hearing. Motion carried 7-0.**

No one wished to speak at the Public Hearing.

**Member Sperla made a motion to close the Public Hearing. Support by Member Williams to close the Public Hearing. Motion carried 7-0.**

**Member Mead made a motion that Case 15:3239 that we approve the 36 x 48 pole barn with the condition that the side yard setback be increased to 40' to meet the Zoning Requirements and that as per Staff the structure not be used for living space or business uses. Support by Member Robinson. Motion carried 7-0.**

**ARTICLE 7. Case #15:3240 Florence Cement Co.**

**Public Hearing**

**Property Address: 4949 South Complex Drive**

**Requested Action: The Applicant is requesting a Type II Special Use Permit for a temporary concrete plant located at 4949 South Complex Drive.**

**ARTICLE 8. Case #15:3241 John & Mary Borisch**

**Public Hearing**

**Property Address: 5200 Dayenu Drive**

**Requested Action: The Applicant is requesting a Special Use Permit**

**ARTICLE 9. Any other business**

There was no new business.

**ARTICLE 10. Adjournment**

**Motion made by Member Lewis. Support by Member Hammond. Motion carried 7-0.**

Respectfully submitted,  
Aaron Mead, Secretary

Ann Seykora/Debra Groendyk  
Planning Administrative Assistant