

MINUTES
Cascade Charter Township Zoning Board of Appeals
Tuesday, July 14, 2009
7:00 p.m.

ARTICLE 1. Chairwoman Wilson called the meeting to order at 7:00 p.m.
Members Present: Casey, Trustee Goldberg.
Members Absent: James (excused), McDonald (excused), 1st
Alternate Neal (excused), 2nd Alternate Richards (excused)
Others Present: Assistant to the Manager Otey and Members of the
Public.

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Chairwoman Wilson requested a motion for approval of the July
14, 2009 Agenda.

**Motion was made by Trustee Goldberg and supported by
Member Casey to approve the Agenda as presented. Motion
carried unanimously.**

ARTICLE 4. Chairwoman Wilson requested a motion for approval or
corrections of the March 10, 2009 Meeting Minutes.

**Motion was made by Trustee Goldberg and supported by
Member Casey to approve the March 10, 2009 Minutes as
presented. Motion carried unanimously.**

**ARTICLE 5. Case # 09-2972: Cascade Hospital for Animals
(PUBLIC HEARING)**

Property Address: 6730 Cascade Road SE

Requested Action: The Applicant is seeking a Variance to allow
for a taller ground sign than permitted by the Sign Ordinance. The
sign would be approximately 10-feet high from the ground.

Assistant to the Manager Otey noted the Applicant did contact the
Township Office and requested this case be tabled.

Assistant to the Manager Otey reported that the current sign is
located in its current spot with an approved Sign Variance from
1983. That Variance allowed for the sign to be 5-feet wide and 7-
feet tall with a zero-foot setback. The topography seemed to be the
main reason for the variance.

This issue has come to light when the Township's Downtown
Development Authority (DDA) started investigating a new
sidewalk along this stretch of Cascade Road to the Cascade Village

Condominiums. As a result of the sidewalk, the Township Engineer informed the Applicant that the Township would need an easement for the construction of the sidewalk and that it may involve the installation of a retaining wall due to the sign and the topography in the area.

It appears that the DDA might delay this project while they investigate the roundabout and other projects. It is possible that the sidewalk might not be constructed for a while nor it might not even extend this far on Cascade Road.

The Applicant is willing to move the sign 20-feet from the road right-of-way and limit the sign to no more than 50-square feet; this is what the Sign Ordinance allows for. However, at the setback and size the sign would be limited to no more than 6-feet high and because of the drop-off on the property, he has asked that they have a pedestal of 3-feet to raise the sign out of the hole. Staff is not sure exactly how high this would calculate for the sign since the Applicant has not submitted a Sign Plan. The Applicant has indicated that the sign would be 7-feet tall and Staff assumes this is because of the current 2-foot base on the sign and that an additional 3-foot base would be needed. This would make the sign 10-feet high which is 4-feet higher than the Township permits.

The Applicant has not provided any detail on the sign nor on the topography of the site at this point so it is difficult to tell exactly what the impact of a variance would have.

Member Casey asked if the doctor is expecting the Township to take care of the situation? Assistant to the Manager Otey said the Applicant will handle moving the sign if the sidewalk is installed.

Trustee Goldberg noted the Applicant is requesting more square footage on the sign and Assistant to the Manager Otey said they are but it still meets the B1 Zoning requirements.

Motion was made by Trustee Goldberg and supported by Member Casey to open the Public Hearing. Motion carried unanimously.

Staff reported no letters or phone calls were received regarding the case and there were no members of the public wished to address the Board.

Motion was made by Member Casey and supported by Trustee Goldberg to close the Public Hearing. Motion carried unanimously.

Motion was made by Trustee Goldberg and supported by Member Casey to table Case # 09-2972 Cascade Hospital for Animals. The motion carried unanimously.

ARTICLE 6.

Any Other Business

Chairwoman Wilson opened the meeting for any other business. There was no other business.

ARTICLE 7.

Adjournment

Motion was made by Trustee Goldberg and supported by Member Casey to adjourn. Motion carried unanimously and the meeting was adjourned at 7:10 p.m.

Respectfully submitted,

Mel Casey, Vice-Chairman/Secretary

Lisa Hern, Recording Secretary