

Minutes

Cascade Charter Township
Zoning Board of Appeals
Tuesday, June 13, 2023
5:30 P.M.
2870 Jacksmith Ave SE

ARTICLE 1. Chair Moxley called the meeting to order at 5:30 P.M.
Members Present: Aaron Mead, Tom McDonald, Ralph Moxley, Lou Berra, Valerie Milliken
Members Absent: None
Others Present: Planning Director Brian Hilbrands, Zoning Administrator (ZA) Madison Smith-Jacoby, and those listed on the sign-in sheet.

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda

Motion was made by Member Mead to approve the current agenda. Supported by Member Berra. Motion carried 5 to 0.

ARTICLE 4. Approve the Minutes of the May 9, 2023 Meeting

Motion was made by Member Berra to approve the May 9, 2023 meeting minutes as written. Motion carried 5 to 0.

ARTICLE 5. Acknowledge visitors and those wishing to speak

There was no one who wished to speak.

ARTICLE 6. Case #23-3766 – Bartlett

Property Address: 1400 Buttrick Ave

Requested Action: The applicant is requesting a variance to build an accessory building in the front yard.

ZA Smith-Jacoby presented the case explaining that the applicants are seeking a variance to build an accessory building partially in the front yard. With an enclosed addition of 765sqft and patio of 186sqft, the total size of the accessory building with these additions will be 1,286sqft. The height will be 13.5ft to the midpoint of the roof requiring a 10ft side yard setback and 25ft rear yard setback. The proposed addition is planned to be located about 71ft away from the front yard line. This will result in a 107ft variance since the pool house is closer to the front yard than the house.

Staff recommended approval of the variance for an accessory building in the front yard with the conditions listed in the packet.

Motion was made by member McDonald to open public hearing. Supported by Member Berra. Motion carried 5 to 0.

There was no one that wished to speak.

Motion was made by Member Mead to close public hearing. Supported by Member Berra. Motion carried 5 to 0.

Motion was made by Member Mead to approve the variance with the Staff recommendations. Supported by Member McDonald. Motion carried 5 to 0.

ARTICLE 7. Case #23-3769 – Vanderschaff

Property Address: 3671 Cherry Lane SE

Requested Action: The applicant is requesting to build an accessory building in the side yard.

ZA Smith-Jacoby presented the case and explained that the applicant is seeking to expand their existing building in the side yard. The proposed addition of 1,120sqft will be connected to the north side of the existing structure and will be set 12ft from the home. Since the applicant has a 3.84-acre parcel, there are other ways he could build while remaining in compliance.

Staff recommended that the permit be denied since the applicant has the ability to build in compliance with the zoning standards. In the event that approval is granted, ZA Smith-Jacoby suggested two conditions: the space must not be utilized as a business or living area, and the outdoor lighting must comply with township regulations.

Dale Vanderschaff (3671 Cherry Ln) explained he will be utilizing this garage for his car collection and workshop. He also mentioned the height of the structure is for the implementation of a car lift.

Motion was made by Member Mead to open public hearing. Supported by Member Berra. Motion carried 5 to 0.

Hulst, a neighbor of the applicant, had no issues with the proposed garage addition. He stated he would only be able to see the structure when he drives by.

Motion was made by Member Mead to close public hearing. Supported by Member Berra. Motion carried 5 to 0.

Member McDonald said this was a reasonable request that will not negatively impact neighbors.

Motion was made by Member McDonald to approve the variance with Staff conditions. Supported by Member Berra. Motion carried 5 to 0.

ARTICLE 8. Any Other Business

Member Mead asked Staff if they had received an EGLE permit from a previous applicant. Planning Director Hilbrands said they only received a Soil and Erosion Permit.

ARTICLE 9. Adjournment

Motion was made by Member Mead to adjourn the meeting. Supported by Member Berra. Motion carried 5 to 0. The meeting adjourned at 5:57 P.M.

Respectfully submitted,

Valerie Milliken, Secretary