

MINUTES
Cascade Charter Township Zoning Board of Appeals
Tuesday, March 13, 2018
7:00 P.M.

ARTICLE 1. Chairman Berra called the meeting to order at 7:00 P.M.
Members Present: Berra, McDonald, Mead, Milliken and Pennington
Members Absent:
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

ARTICLE 2. Chairman Berra led the Pledge of Allegiance.

ARTICLE 3. Approve the Agenda.

Motion was made by Member McDonald to approve the Agenda. Supported by Member Mead. Motion carried 5 to 0.

ARTICLE 4. Approve the Minutes of the February 13, 2018 Meeting.

Motion was made by Member Mead to approve the Minutes of February 13, 2018 (with noted correction). Supported by Member McDonald. Motion carried 5 to 0.

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

No visitors came forward.

ARTICLE 6. Case #18:3435 Walmart Stores
Public Hearing

Property Address: 5859 28th Street

Requested Action: The Applicant is requesting a variance to increase the amount of wall signage.

Director Peterson stated that Applicant is requesting to modify a variance they received in 2012. The 2012 variance allowed for more than 100 sq. ft. of wall signage by allowing 147 sq. ft. This variance also limited the pylon sign to no more than 108 sq. ft. Not included were two incidental signs that were under 8 sq. ft. in the calculations. Applicant would like to increase the total amount of wall signage from 147 sq. ft. to 198.65 sq. ft. in order to accommodate a new sign reading "Pick Up."

The Township's Sign Ordinance has been updated since 2012 to allow up to a total of 225 sq. ft. of allowed signage.

Director Peterson recommends approval of the variance to allow Walmart wall signs totaling no more than 198.65 sq. ft. (including incidental signage), as proposed. This is a

modification of the 2012 variance and still has total signage under the allowed 225 sq. ft.

Chairman Berra invited the Applicant to come forward.

Mr. Petrillo came forward on behalf of Applicant to explain that the sign is crucial for providing direction for customers of Walmart.

Motion was made by Member McDonald to open Public Hearing. Supported by Member Mead. Motion carried 5 to 0.

No one came forward.

Motion was made by Member McDonald to close Public Hearing. Supported by Member Milliken. Motion carried 5 to 0.

Motion was made by Member McDonald to approve a variance to increase the amount of wall signage to no more than 198.65 sq. ft. Supported by Member Pennington. Motion carried 5 to 0.

ARTICLE 7. Case #18-3441 BDR Acquisitions LLC

Public Hearing

Property Address: 1359 Buttrick Avenue S.E.

Requested Action: The Applicant is requesting a variance that would allow the property owner to split the property and leave the accessory buildings on the property with no home.

Director Peterson stated that Applicant is requesting a variance to split their property. When split, the existing home is on one parcel, leaving the other parcel with an accessory building and no home. It is the intention of the Applicant to build a new home on the parcel with the accessory building.

The Zoning Ordinance requires that a home be at least 50% complete before an accessory building can be built. Applicant has indicated that they believe the new home will be to the 50% stage within one year from the variance being issued and have stated they are willing to obtain a \$10,000 bond to guarantee that the house will be built, which would then be released when the home is at least 50% complete.

Director Peterson recommends approval of the variance to allow the property owner to split the property and leave the accessory building on the property with no home on the following conditions:

1. The home is at least 50% complete (rough-in) with one year.
2. Provide a performance bond for the removal of the accessory building if the home is not at least 50% complete within one year. The amount of bond will be a minimum of \$10,000.
3. Bond will be released when the property is in compliance.

Chairman Berra asked if the Applicant would like to come forward.

Mr. Dave Contant, came forward to give a brief overview of the project. He also stated that they are currently in the design stage, but will begin building the home later this year.

Motion was made by Member Mead to open Public Hearing. Supported by Member McDonald. Motion carried 5 to 0.

A couple of people came forward not to express any opposition to the project, but to simply receive clarification on aspects of the project. For example, where exactly the split would be, where would a driveway for the new home be put in, questions with regard to Somerville airport next door to property, setbacks and if there would be any additional splits anticipated in the future. All questions and concerns were answered and/or discussed.

Motion was made by Member McDonald to close the Public Hearing. Supported by Member Mead. Motion carried 5 to 0.

Motion was made by Member McDonald to approve the variance allowing the property owner to split the property and leave an accessory building on the property with no home, with the conditions outlined above by Director Peterson. Supported by Member Mead. Motion carried 5 to 0.

ARTICLE 8. Any other business.

There will be no meeting in April.

ARTICLE 9. Adjournment

Motion was made by Member McDonald to adjourn. Supported by Member Mead. Motion carried 5 to 0. Meeting adjourned at 7:30 p.m.

Respectfully submitted,
Valerie Milliken, Secretary