

Minutes

Cascade Charter Township
Zoning Board of Appeals
Tuesday, August 8, 2023
5:30 P.M.
2870 Jacksmith Ave SE

- ARTICLE 1.** Chair Moxley called the meeting to order at 5:29 P.M.
Members Present: Mead, McDonald, Moxley, Berra, 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 June 13, 2023 Meeting**

Motion was made by Member Berra to approve the June 13 meeting minutes as written. Supported by Member Milliken. Motion carried 5 to 0.
- ARTICLE 5.** **Acknowledge visitors and those wishing to speak**

There was no one that wished to speak.
- ARTICLE 6.** **Case #23- 3777- Goehring**

Property Address: 6389 Burton St

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

ZA Smith-Jacoby presented the case and explained that the applicant wants to build an 816sqft carriage house in their side yard. The height to the peak is 22 ft and the midpoint would be 17ft, requiring a setback of 40ft from both the rear and side yards. She indicated that the applicant meets all the required setbacks except for the west side property line which requires a variance. The parcel is long and narrow, making this difficult to meet setbacks.

Some neighbors submitted a public comment which was included in the packet. ZA Smith-Jacoby noted that the applicant has a shipping container on their property. The container had previously been granted a variance for temporary storage, but now needs a removal deadline. Neighbors have indicated this to be a nuisance.

Staff recommended approval for the accessory building with conditions listed in the packet along with setting a deadline for the shipping container removal and that the north side setback will be 40ft.

Member Mead mentioned that this is the second variance approval for the shipping container.

Harold Goehring (6389 Burton) is the applicant and thanked everyone for their patience as he completes this project. His house has limited storage as it is 167 years old, so the accessory building will be primarily for storage.

Member McDonald asked if it would be feasible to remove the existing shed and the shipping container within 6 months. Goehring thought that seemed reasonable for the removal of the items. The container has building materials and furniture stored inside.

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

Will Alberts (6201 Cascade Pointe) stated he likes what the applicant has done, but the shipping container has disrupted neighbors.

Matt Burrows (6380 Cascade Pointe) lives directly behind the applicant and he expressed an issue with the shipping container. He explained he has never seen a shipping container used for projects, let alone for more than 2 years. Burrows wondered what the repercussions are.

Member McDonald asked the applicant if he could store items in his existing shed, as opposed to the container. Goehring indicated that the equipment and material are too large to fit. Member McDonald suggested increasing the bond.

Member Mead suggested either getting a storage unit or covering the materials with a tarp since the temporary storage container has been there for over two years. He reiterated that this is a variance violation and there needs to be a penalty.

Motion was made by Member McDonald to close public hearing. Supported by Member Milliken. Motion carried 5 to 0.

Member McDonald stated that they all share the neighbor's concerns, but they don't want to deny the right for somebody to complete a project on their own property.

Motion was made by Member McDonald to approve the variance with the Staff conditions previously noted, that there is the removal of the storage container within 6 months or by February 8, 2024, that all required permits are in place prior to building, and the repercussions for not adhering to the removal of the container is a bond set at \$5,000. Supported by Member Mead. Motion carried 5 to 0.

ARTICLE 7. Any Other Business

Member Moxley said there is a property by Peace Park that was unsightly and has been cleaned up.

ARTICLE 8. Adjournment

Motion was made by Member McDonald to adjourn the meeting. Supported by Member Mead. Motion carried 5 to 0. The meeting adjourned at 6:07 P.M.

Respectfully submitted,

Valerie Milliken, Secretary