

MINUTES
Cascade Charter Township Planning Commission
Monday, July 7, 2008
7:00 p.m.

ARTICLE 1. Chairman McDonald called the meeting to order at 7:00 p.m.
Members Present: Hammond, Koessel, Lewis, Logue, McDonald,
Pennington, Robinson, Sperla
Members Absent: Waalkes (excused)
Others Present: Assistant to the Manager Otey, Recording
Secretary Hern, and Members of the Public.

ARTICLE 2. Chairman McDonald led the Pledge of Allegiance to the Flag.

ARTICLE 3. Chairman McDonald requested a motion for the approval of the
July 14, 2008 agenda.

Member Robinson motioned to approve the July 7th Agenda as presented, supported by Member Lewis. All in favor with none opposed, the motion carried.

ARTICLE 4. Approve the Minutes of the June 2, 2008.
Chairman McDonald opened the meeting for revisions, corrections
or a motion for approval of the June 2nd minutes.

Member Koessel motioned for approval of the June 2, 2008 minutes as presented, supported by Member Logue. All in favor with none opposed: June 2, 2008 Planning Commission Meeting Minutes were approved as presented.

ARTICLE 5. Case # 08-2936: Albert Sears
Address of Property: 6625 Burger
Requested Action: The Applicant is requesting a Special Use Permit to construct a new detached garage building larger than 832-square feet.

Assistant to the Manager Otey noted the property is located on the east side of Burger just south of Thornapple River Drive and is on approximately 1.18 acres.

The Applicant is constructing a new home on this property. The owners would like to have a detached garage of approximately 1,700-square feet but because the detached garage is over 832-s.f. a Special Use Permit is needed. The Applicant has indicated that they will not have an attached garage.

No other buildings, except for the home, are planned on this property. The property is allowed to have one detached building in addition to a garage.

The Applicant has begun constructing the home and the Zoning Ordinance requires someone to wait to begin construction of a detached building until the home is at least 50% complete. The Applicant is requesting a variance for the timing of the garage construction that is scheduled for July 8th and is approximately 35% done.

The detached garage will be located in the front yard. Due to this being a river lot, the Applicant is permitted by right to have a detached garage in the front yard provided it meets the required setbacks, and it does.

The building has a proposed height less than 14-feet to the midpoint. This requires a minimum setback of 10-feet on the side and 35-feet to the front lot line. The setbacks proposed are in compliance.

The plan does not indicate outdoor lighting. Any outdoor lighting added will have to meet the Township's standards, requiring it to be shielded and downcast or at a level that is exempted.

Assistant to the Manager Otey reviewed the Findings of Fact, noting the location of the building is in the southeast corner of the lot. The building will be built to match the home and has a low profile. Most of the siding is brick with some vinyl siding and the roof is asphalt shingles.

The parcel is about 1.2 acres and the home will be approximately 4,000-s.f. of finished living space. The size garage is approximately 1,700-s.f. and would be larger than most detached buildings in the area. However, there are other similar buildings in the area and the closest is the 1,800-s.f. accessory building located at 3150 Thornapple River Drive.

There are other accessory buildings in the general area. This type of structure would be consistent with the others in the area.

The topography of the property is hilly and wooded, it would be difficult to see the building with the vegetation and the hilly terrain.

The building would not affect the light or the air circulation of any adjoining properties.

The neighbor to the east would be able to see the building although it would be difficult. The building would be much lower and in front of the home so it should not adversely affect the neighbor's view.

The points of access to the building will be from the existing drive.

Staff recommends approval of the accessory building, with the following conditions:

1. The building would not be used for any business.
2. That any outdoor lighting added meets Township requirements.

Member Robinson asked if the Planning Commission is voting on the building itself and Assistant to the Manager Otey said that is correct, the Applicant would be before the Zoning Board requesting a variance to begin the building's construction prior to 50% of the home being completed.

There being no further questions of Staff, Chairman McDonald invited the Applicant to present their report.

Applicant Albert "Josh" Sears of 6625 Burger said he is building his retirement home on the property left to him by his father. His brothers are also neighbors.

Applicant Sears showed adjacent neighbors and the building's proposed location in relation to the neighbors' views. The woods and the terrain would shield most of the building. He plans to plant some landscaping on the one side that would be most visible by a neighbor.

Applicant Sears showed the 3-stall garage with a wood shop attached to it that he plans to utilize for woodworking. The building would have siding and would be built in a prairie-style to match the home.

Applicant Sears said he does not plan to conduct any business out of his woodworking shop and if he adds any outdoor lighting, he will ensure it meets Township requirements.

Member Koessel asked the Applicant if there would be a foundation underneath the building and the Applicant said no. Member Koessel asked if the Applicant would be adding and plumbing or heat to the building and Applicant Sears said he would be adding heat to the building because some of the wood he uses needs to be kept at a certain temperature. In the future he would eventually like to install plumbing that not any time soon.

Member Koessel asked if the Applicant would add an attached garage to the home and Applicant Sears said no.

Member Lewis asked the Applicant to show the tree that is between the house and river and Applicant Sears indicated the tree's location noting that he plans to keep this tree and is working hard not to affect the root system the tree has established with the construction of the new building.

Member Koessel motioned to open the Public Hearing, supported by Member Robinson. All in favor with none opposed. The Public Hearing was opened.

Chairman McDonald asked if any phone calls or letters were received at the Township regarding the case and Assistant to the Manager Otey said no.

Jim Rankin of 6643 Burger, expressed his concern with the noise during construction and asked what are the hours allowed for construction. Assistant to the Manager Otey said the construction is allowed between 7:00 a.m. and 11:00 p.m.

Jim Scarlett, 6577 Burger, expressed his concerns with the noise coming from the machinery used for woodworking. He hopes that the Applicant is clear that his building cannot be used for business nor can it be used in conjunction with a business. Mr. Scarlett is concerned with the machinery noise.

Applicant Sears noted that he is having heavily insulated walls being installed to help shield the noise from the woodshop. He encouraged his neighbors to come speak with him if the machinery is too loud.

Applicant Sears said he believes the house should be completed by the end of the month and he is anxious to begin construction on the building so he can keep the contractors on the property to complete the construction.

Chairman McDonald noted to the public attendees that the Township has placed a stipulation onto the project that it shall not be used as a business or in conjunction with a business and this shall be enforced if the project is approved.

Member Lewis motioned to close the Public Hearing, supported by Member Logue. All in favor with none opposed. The Public Hearing was closed.

Being no further discussion by the Planning Commission, **Member Robinson motioned to approve the Applicant's request for a Special Use Permit to construct a new detached garage building larger than 832-s.f. at 6625 Burger with the following conditions:**

- 1. The building is not to be used for business.**
- 2. That any outdoor lighting added meets the Township's requirements.**

The motion was supported by Member Logue. All in favor with none opposed. Motion carried.

ARTICLE 6.

Any Other Business

Chairman McDonald opened the meeting for any other business and welcomed the new members of the Planning Commission. Each of the new members provided their background and areas of interest in serving on the Planning Commission.

ARTICLE 7.

Adjournment

Chairman McDonald requested a motion for adjournment.

Member Robinson supported by Member Pennington moved to adjourn. The motion carried and the meeting was adjourned at 7:34 p.m.

Respectfully submitted,

Jack Lewis, Secretary

Lisa Hern, Recording Secretary