

MINUTES

Cascade Charter Township Planning Commission
Monday, November 14, 2011
7:00 P.M.

ARTICLE 1. Chairman Waalkes called the meeting to order at 7:00 p.m.
Members Present: Hammond, Lewis, Logue, McCarthy, Sperla, Waalkes, Williams
Members Absent: Pennington, Robinson: both excused
Others Present: Planning Director Steve Peterson

ARTICLE 2. Chairman Waalkes led the Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

Motion was made by Member Lewis to approve the Agenda. Support by Member Hammond. Motion carried.

ARTICLE 4. Approve the Minutes of the October 17, 2011 Meeting.

Motion was made by Member Lewis to approve the Minutes as presented. Support by Member McCarthy. Motion carried.

**ARTICLE 5. Case #11-3052 David Buckius
(Public Hearing)**

Address: 4900 Streamside Point

Requested Action: The applicant is requesting a Type I Special Use Permit to construct a 1,008 sq ft accessory building.

Chairman Waalkes asked Planner Peterson to introduce the case.

Peterson stated that the applicant is on a small private street off Whitneyville Rd., just south of the expressway. There is one other small building on the property along with the house. The parcel is about 4.5 acres and is large enough to have two accessory buildings on it. The type of building proposed would fit in with the neighborhood. There is plenty of space between this building and the surrounding buildings, one being a church.

Staff did not receive any calls or questions from any neighbors. Staff recommends approval of the Special Use Permit request.

Chairman Waalkes asked if any Planning Commissioners had questions for Peterson.

Member Williams asked the location of the proposed building, as she had observed a steep ravine behind the home. Staff replied that the grade does go down, but the building will not be at the bottom of the hill.

The applicant requested to speak. Dave Buckius was there to represent the property owner, Joseph Hancock. Dave said that the ravine drops quite a bit. By the time the building is built, the peak of the roof will be at grade level of the owners basement. They chose to face it towards the highway to block noise.

Member Williams asked the applicant if there were any covenant restrictions in that development against having barns or horses. The applicant was not aware of any restrictions. Planner Peterson added that typically there are no deed restrictions in this type of development.

With no other questions of the applicant, Chairman Waalkes asked that the meeting be opened for Public Hearing.

Member Sperla made a Motion to open Public Hearing. Support by Member Hammond. Motion carried.

With no one present to comment, Member Sperla made a Motion to Close Public Hearing. Support by Member Hammond. Motion carried.

Chairman Waalkes asked if there were any other questions or comments. Member Lewis said he feels comfortable in the fact that all of the comments, conditions, and factors have been met in the Ordinance.

Member Lewis made a Motion that the request for the Type I Special Use Permit to construct a 1,008 sq ft accessory building be approved. Support by Member Sperla. With no additional comments or questions, the Motion carried.

ARTICLE 6: Any other business:
Engineer Review letter – 6303 28th St.

Peterson stated that the Township Engineer had approved the site and noted that a net decrease would result in the existing storm sewer as a result of the project.

There will be no meeting next week, November 21, 2011.

ARTICLE 7: Adjournment

Motion was made by Member Lewis to adjourn. Support by Member Logue. Motion carried. The meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Al Pennington, Secretary

Carol M. Meyer, Planning Administrative Assistant