

**Minutes**  
Cascade Charter Township  
Zoning Board of Appeals  
Tuesday December 14, 2021  
5:30 P.M.  
2870 Jacksmith Ave SE

**ARTICLE 1.** Vice Chair Moxley called the meeting to order at 5:30 P.M.  
Members Present: Tom McDonald, Jennifer Puplava, Ralph Moxley, Lou Berra, Valerie Milliken  
Members Absent: Aaron Mead  
Others Present: Interim Planning Director Hilbrands and those listed on the sign-in sheet

**ARTICLE 2. Pledge of Allegiance**

**ARTICLE 3. Approve the current Agenda**

**Motion was made by Member Puplava to approve the current Agenda. Supported by Member Berra. Motion carried 5 to 0.**

**ARTICLE 4. Approve the minutes of the November 9, 2021 meeting**

**Motion was made by Member McDonald to approve the November 9, 2021 meeting minutes as written. Supported by Member Berra. Motion carried 5 to 0.**

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

There were not any visitors that wished to speak to non-agenda items.

**ARTICLE 6. Case #21-3686/BDR Inc.**

**Property Address:** 6921 Burger Dr

**Requested Action:** The applicant is requesting an extension of a previous variance to keep an accessory building on the property while the existing house is demolished, and a new house is built.

Interim Planning Director Hilbrands presented the request for a variance of Section 4.09 of the Zoning Ordinance to allow an existing accessory building to remain on the property while a new house is being built. The ZBA previously approved this variance at their 12/8/2020 meeting with conditions that the house is at least 50% complete within one year and a performance bond of \$10,000 is provided for the removal of the accessory building if the home is not at least 50% complete in one year. The bond will be released when the property is in compliance. The performance bond was provided and this is not the first project to request this kind of extension recently due to the pandemic and supply chain issues, so this isn't out of the ordinary. Staff is recommending approval of the variance with the addition of a condition granting a one-year extension (to December 2022) to the original conditions.

David Contant attended the meeting on behalf of BDR and spoke about their plans for the property. They acquired the property in 2020 and have demoed the house, cleaned up the area, and are readying it for market. The house is both being marketed as an available lot and as a ready to purchase home they have had designed.

**Motion to open public hearing by Member McDonald. Supported by Member Berra. Motion carried.**

There was no one who wished to make a comment.

**Motion to close public hearing Member McDonald. Supported by Member Puplava. Motion carried.**

**Motion was made by Member McDonald to approve case #21-3686 with staff conditions. Supported by Member Berra. Motion carried 5 to 0.**

**ARTICLE 7. Case #21-3683/Warren**

**Property Address:** 5650 McCords Ave

**Requested Action:** The applicant is requesting a variance to allow them to keep one more accessory building on the property than what is permitted.

Interim Planning Director Hilbrands presented the case requesting a variance of section 4.09 to allow one more accessory building on the property than what is permitted. They have been approved for a special use permit by the Planning Commission for an accessory building that is over 832 sq ft (1,561 sq ft in total) and they currently have an 8x10 ft shed on the property. They are requesting a variance to keep the old shed as well as the new accessory building they plan to build. This requires a variance because only one accessory building is permitted on properties under three acres and, excluding the right-of-way, this property is 2.9 acres, or 3.06 acres if the right-of-way is included. There have been a couple of similar requests in the past, most recently with case 21-3665 where the ZBA approved a request to keep two accessory buildings on a parcel under three acres as a new home with an attached garage was being built. The current shed is only 8x10 ft, coming in at less than 100 sq ft. Staff is recommending approval of the variance with a condition that, if the building is removed or damaged beyond repair, the applicant cannot rebuild it.

Justin Warren, the property owner, came forward to explain why he wanted to keep the building. He shared that he and his best friend had built the shed for his mother between 12 and 14 years ago, while they were in high school, and she passed away two years ago. He wants to keep the shed for purely sentimental reasons, in remembrance of his mother.

Vice Chair Moxley asked if the house on the property had been built and Warren said yes, it had been completed a year ago.

**Motion to open public hearing by Member McDonald. Supported by Member Puplava. Motion carried.**

There was no one who wished to comment.

**Motion to close public hearing by Member Puplava. Supported by Member Berra.  
Motion carried.**

Member McDonald stated that this is a very exceptional situation as the building is hidden, incredibly small, and the township doesn't require permits for buildings under 200 sq ft.

**Motion was made by Member McDonald to approve case #21-3683 with the staff condition. Supported by Member Berra. Motion carried 5 to 0.**

**ARTICLE 8. Old Business**

12/21/21 Special Meeting: Interim Planning Director Hilbrands said this meeting is to consider a time sensitive case that just missed the deadline for the 12/14/21 meeting and the applicant will be paying an extra fee for the special meeting to be held.

**ARTICLE 9. Adjournment**

**Motion to adjourn was made by Member Berra. Supported by Member Puplava.  
Motion carried 5 to 0. The meeting was adjourned at 5:43 P.M.**

Respectfully submitted,

Ralph Moxley, Secretary