

Minutes
Cascade Charter Township
Zoning Board of Appeals
Tuesday November 9, 2021
5:30 P.M.
2870 Jacksmith Ave SE

ARTICLE 1. Chairperson Mead called the meeting to order at 5:30 P.M.
Members Present: Tom McDonald, Ralph Moxley, Aaron Mead, Lou Berra, Valerie Milliken
Members Absent: None
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 Berra to approve the current Agenda. Supported by Member McDonald. Motion carried 5 to 0.

ARTICLE 4. Approve the minutes of the October 12, 2021 meeting

Motion was made by Member McDonald to approve the October 12, 2021 meeting minutes as written. Supported by Member Moxley. 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 #21-3672/Goehring

Property Address: 6389 Burton St.

Requested Action: The applicant is requesting an extension of a previous variance for the use of a temporary building during the construction of a detached garage.

Interim Planning Director Hilbrands presented the request for a six-month extension on a previous variance for a temporary building during the construction of a detached garage. The temporary building is an approximately 8' x 20' and 9' tall shipping container. The structure was originally alerted to the township by a neighbor and the applicant was required to submit a variance for a temporary building. The applicant was granted the variance for six months with a \$500 performance bond that he has submitted. The applicant believed they would have the project completed and the building removed within six months but problems with the supply chain have prevented that from happening.

Considering the pandemic supply chain problems and that the original variance was only for six months when they are often a year, staff recommend approval of this extension

for an additional six months with the condition that it follows all of the conditions from its' previous variance.

Goehring spoke to the committee about the issues that have plagued his home improvement attempts. He intended to add a bathroom to the basement and a detached garage but the project ended up going much further. It took six months to get the shipping container out of Chicago and then he wanted to build his garage first but Lacks was going to put in a sewer and he didn't want a well, and that ended up being delayed until the spring. He also noticed that when his washer went into spin cycle, his whole house would shake and he wanted to insulate the house while they were at it. The house had been moved from another location and, when they moved it, they sistered the tresses together and built the back end on with scrap wood so when the builder noticed this, they had to replace all of the tresses. The shipping container is currently full of windows and when they get that complete, they'll be able to start working on the garage he is building. The sprinkler system is in and the landscaping will be going back up in the spring. He hoped the garage would already be done by now.

Motion to open public hearing by Member McDonald. Supported by Member Miliken. Motion carried.

There was no one who wished to make a comment.

Motion to close public hearing Member McDonald. Supported by Member Moxley. Motion carried.

Motion was made by Member McDonald to approve case #21-3672 with any staff conditions. Supported by Member Berra. Motion carried 5 to 0.

ARTICLE 7. Case #21-3674/Keeler

Property Address: 7385 Kilmer St.

Requested Action: The applicant is requesting a variance to construct an addition to the north side of the home that is closer to the side property line than permitted.

Interim Planning Director Hilbrands presented the case requesting a variance from zoning ordinance section 18.05. The applicant is looking to put an addition on the home that is approximately 9 ft from the property line while the ordinance says that there needs to be a setback on each side of at least 10 ft each with the total between the sides not less than 25 ft to the property line. One side of the building has a setback of 9 ft from the property line and the other side has a setback of 9 ft 8 in, for a total of 18 ft 8 in, being less than the required 25 ft. The proposed addition would not extend any further towards the property line than the current building. The applicant was already granted this variance in 2009 and 2019 however they did not construct the addition so the variance expired and he is now applying again. There are a few other homes in the neighborhood that seem to have similar non-conforming setbacks.

Given that the addition will not be coming any closer to the property line and that the variance appears to be the minimum necessary, staff recommends approval of the variance as requested.

Nick Keeler, applicant, spoke about how he has been working to get the existing house ready for the addition.

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 by Member McDonald. Supported by Member Berra. Motion carried.

Motion was made by Member McDonald to approve case #21-3674 as written. Supported by Member Berra. Motion carried 5 to 0.

ARTICLE 8. Old Business

2022 Meeting Schedule: Interim Planning Director Hilbrands said they are working on developing a meeting schedule for the different boards and intend to continue having Zoning Board of Appeals meetings every second Tuesday of the month with the exception of November as that one looks like it may need to be moved for elections. There is a case on the schedule for next month so the next meeting will be December 14, 2021.

ARTICLE 9. Adjournment

Motion to adjourn was made by Member Moxley. Supported by Member Berra. Motion carried 5 to 0. The meeting was adjourned at 5:46 P.M.

Respectfully submitted,

Ralph Moxley, Secretary