

MINUTES
Cascade Charter Township Zoning Board of Appeals
Tuesday, October 10, 2017
7:00 P.M.

ARTICLE 1. Chairman Berra called the meeting to order at 7:00 P.M.
Members Present: Puplava, McDonald, Milliken and Pennington
Members Absent: Casey
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

ARTICLE 2. Chairman Berra led the Pledge of Allegiance.

ARTICLE 3. Approve the Agenda.

Motion was made by Member McDonald to approve the Agenda. Supported by Member Pennington. Motion carried 5 to 0.

ARTICLE 4. Approve the Minutes of the September 12, 2017 Meeting.

Motion was made by Member Pennington to approve the Minutes of September 12, 2017. Supported by Member McDonald. Motion carried 5 to 0.

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

No visitors who were present wished to speak about non-agenda items.

ARTICLE 6. Case #17:3409 Med Data

Public Hearing

Property Address: 5251/5253 36th Street

Requested Action: The Applicant is seeking a variance to allow a sign closer to the road than permitted.

Director Peterson stated that the Applicant is requesting a variance to install a new ground sign along 36th Street. They are simply replacing the existing sign with a new one. The sign is currently closer than 25 feet to the right-of-way ("ROW"). The sign is about 5 feet from the ROW, but it is about 23 feet from the curb of the road. This section of 36th Street has about a 100 feet wide ROW.

The sign is 5 feet tall and is about 10 sq. ft.

The variance is required because Applicant would like the sign closer than 25 feet from the road ROW and because this is a new sign it should meet the current requirements. They are requesting to keep the sign 5 feet from the road ROW.

Director Peterson went on to explain that the Zoning Board has granted a similar variance and has asked the Planning Commission to consider changes while they update the sign ordinance. One of the reasons a variance was given was the wider ROW that is

in the industrial areas and the relatively low, small signs that are permitted. In this case, we have a 100 feet ROW with no real possibility that it would be expanded in the future.

Director Peterson recommends that this variance to allow a sign closer to the road than permitted be approved.

Chairman Berra asked if the Applicant would like to come forward.

Applicant did not feel the need to come forward with any comments.

Motion was made by Member McDonald to open the Public Hearing. Supported by Member Puplava. Motion carried 5 to 0.

No one from the public came forward.

Motion was made by Member McDonald to close the Public Hearing. Supported by Member Milliken. Motion carried 5 to 0.

Motion was made by Member McDonald to approve the variance to allow a sign closer to the road than permitted. Supported by Member Milliken. Motion carried 5 to 0.

ARTICLE 7.

Case #17:3410 Michael Clem

Public Hearing

Property Address: 8721 36th Street

Requested Action: The Applicant is requesting a variance to construct an addition to the front of the home that would be closer to the front lot line than permitted.

Director Peterson stated that the Applicant is requesting a variance to construct an addition to the front of the home that would be closer to the front lot line than permitted and closer than the current house.

The home was built in 1890 and is setback about 31 feet from the 36th Street ROW. Based on the type of road (collector), the home is required to be setback 43 feet from the ROW. The owner would like to construct an addition onto the side and front of the home. Since some of the home is closer to the ROW than allowed, we require that they meet the current 43 feet setback requirement for an addition. While measurements would be to a wall or vertical post, it would not measure to overhangs. As shown on the site plan, Applicant also shows part of the addition closer to the ROW than the current 31 feet setback. The homeowner has indicated they could build the porch to stay at the same 31 feet setback.

The Zoning Board did have a similar variance like this with an older non-conforming home on a major street (Cascade Road). That was in 2015 and it was approved. In that case, they were able to keep the building addition behind the current setback of the home, but did allow a 38 feet setback. A variance was also approved recently at 2611 Thornapple Drive that did allow an addition closer to the road than the current home. However, that was distinguished as different due to the grade separation from the road and the curve in the road.

The ROW is 66 feet in the area in front of the house so it does not have an excessive amount of ROW.

Director Peterson recommends approval of the variance to allow the porch addition, provided it is not closer than what the current home is.

Chairman Berra asked if the Applicant would like to come forward.

Mr. Clem came forward with a photo of the home so the Board would have a better visual of where the addition would go and answer any questions the Board may have.

A brief discussion followed.

Motion was made by Member Pennington to open the Public Hearing. Supported by Member Milliken. Motion carried 5 to 0.

No one from the public came forward.

Motion was made by Member Pennington to close the Public Hearing. Supported by Member Milliken. Motion carried 5 to 0.

Motion was made by Member McDonald to approve the variance to allow the porch addition provided it is not closer than the current home or porch. Supported by Member Pennington. Motion carried 5 to 0.

ARTICLE 8. Any other business.

No other business was presented.

ARTICLE 9. Adjournment

Motion was made by Member McDonald to adjourn. Supported by Member Milliken. Motion carried 5 to 0. Meeting adjourned at 7:20.

Respectfully submitted,
Tom McDonald, Secretary