

**MINUTES**  
Cascade Charter Township  
Zoning Board of Appeals  
Tuesday, April 10, 2012  
7:00 P.M.

**ARTICLE 1.** Chairman Mel Casey called the meeting to order at 7:00 P.M.  
Members Present: Casey, Goldberg, Hammond, James, McDonald  
Members Absent: none  
Others Present: Planning Director, Steve Peterson

**ARTICLE 2.** Chairman Casey led the Pledge of Allegiance.

**ARTICLE 3. Approve the Agenda**

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

**ARTICLE 4. Approve the Minutes of the March 13, 2012 Meeting.**

**Motion was made by Member Hammond to approve the Minutes as presented. Support by Member McDonald. Motion carried.**

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

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

**ARTICLE 6. Case # 12-3072 Peter Baldwin, Architect for the property owner (Public Hearing)**

**Property Address:** 2020 Devonwood Lane

**Requested Action:** The applicant is requesting a Variance to allow an additional accessory building beyond the three that are permitted and present on the property.

Planning Director Steve Peterson pointed out the location of the property as being on the north side of Burton just east of Kraft.

The regulations max out at 3 accessory buildings after you have 6 acres. The parcel is on a little over 35 acres. The property owner owns several pieces around it; about 90 acres of property. The building is proposed to be located on a different piece of their property. If approved, the property owner has agreed to move the property line so the building would be located on the property with the home. This alleviates the need for an additional variance. The property line is being moved to allow a minimum of a 300 foot setback to the "new" south property line. This is consistent with the approval of the building in 2007.

The Planning Commission deals with the building. It is proposed to be over 832 sq ft. The fourth building, if approved, would be used as a garage with attached working space for the Owner's family support staff.

One other variance similar to this was granted in 2000 to Chad Curtis as was allowed a 5<sup>th</sup> building on about 30 acres of property.

Peterson reported that he had received some written responses from neighbors. The applicant had also held a neighborhood meeting prior to this. One neighbor wanted to make sure there would be no commercial use, which is not allowed anyway.

Staff recommends approval of a 4<sup>th</sup> building with the condition that they maintain a minimum of 45 acres, and that the setbacks to the south property line are a minimum of 300 feet.

Chairman Casey asked if there were any questions of the Planner.

Member Goldberg asked if there is a drawing of the building. Staff replied that there wasn't. If a 4<sup>th</sup> building is approved by the ZBA the applicant will then need a Special Use Permit.

Member Hammond pointed out for the record that the company he works for has had a working relationship with the architect for this project.

Chairman Casey asked if the applicant wanted to add any information or answer questions for the Board Members.

The applicant introduced himself as Peter Baldwin. He represents AMDG Architects. He mentioned that the design of the building hasn't totally been developed yet, as they are waiting to see if the variance is approved. They met with the neighbors to explain the plan. Some of the neighbors had asked if it would destroy their view. They asked if trees would be cut down and inquired about the use of the building. Mr. Baldwin said that 4 of 5 neighbors were in support, with the 5<sup>th</sup> expressing concerns.

Baldwin said if there were any questions Don Mallory was also present to answer.

There were no questions for the applicant.

**Member Goldberg made a Motion to open Public Hearing. Support by Member McDonald. Motion carried.**

No one was present to comment at the Public Hearing.

**Member Goldberg made a Motion to close Public Hearing. Support by Member James. Motion carried.**

**Member Goldberg made a Motion to approve the variance request to allow a fourth accessory building, subject to the conditions that Staff has recommended be imposed, including that the 10 acres be added to the 35 acre parcel and that the setback be maintained at 300 feet or more at the time the structure is built. Support by Member James. With no discussion, Motion carried. (5-0)**

**ARTICLE 7. Any other business**

**ARTICLE 8. Adjournment**

**Motion was made by Member Goldberg to adjourn. Support by Member Hammond.  
Motion carried. The meeting was adjourned at 7:20 p.m.**

Respectfully submitted,  
Tom McDonald, Secretary  
Carol M. Meyer, Planning Administrative Assistant