

## MINUTES

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

**ARTICLE 1.** Chairman Berra called the meeting to order at 7:00 P.M.  
Members Present: Berra, Casey, McDonald and Milliken  
Members Absent: Pennington (E)  
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 Casey. Motion carried 4 to 0.**

**ARTICLE 4. Approve the Minutes of the October 11, 2016 Meeting.**

**Motion was made by Member McDonald to approve the Minutes as presented. Supported by Member Milliken. Motion carried 4 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 #16:3351 Jon Achterhof**

**Public Hearing**

**Property Address: 5830 Burton Street S.E.**

**Requested Action: The Applicant is requesting a variance that would allow him to remove the home and leave the accessory buildings on the property.**

Director Peterson stated the Applicant is requesting a variance that would allow him to remove the home and leave the accessory buildings on the property. This section of the Zoning Ordinance would generally require a principal structure (home) on the property before an accessory building. The Applicant, in this instance, wants to remove the existing home in order to construct a new home and leave the accessory buildings. The property is over 3 acres which allows two accessory buildings in addition to an attached garage. This site currently has two accessory buildings. The Zoning Ordinance also requires that the home be at least 50% complete before an accessory building can be built

Variations of similar nature have been approved in the past, but the board has required a performance bond be provided to the township to remove the accessory buildings if the property did not come into compliance. In addition, we have required that the site come into compliance quickly (typically, one year) with either the home being built or the accessory building being removed.

Director Peterson recommended approving the variance with the following conditions:

1. The home is at least 50% complete (rough-in) within 1 year.
2. Provide a performance bond for the removal of the accessory buildings if the home is not at least 50% complete within one year. The amount of the bond will be at a minimum \$10,000.
3. Bond will be released when the property is in compliance.

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

Mr. Jon Achterhof came forward to answer any questions the Board might have. A brief discussion followed.

**Member Casey made a Motion to open the Public Hearing. Supported by Member McDonald. Motion carried 4 to 0.**

Chairman Berra asked if anyone would like to come forward to speak on this issue.

Mr. Greg Deja, a neighbor, came forward to ask Mr. Achterhof a couple questions relating to specific plans for the new home. Mr. Achterhof answered Mr. Deja's questions and Mr. Deja let the board know he had no issues with Mr. Achterhof's plans.

Ms. Nancy Nyenhuis, a neighbor, also came forward to inquire whether the owner would be living in the garage during construction. They will not.

**Member McDonald made a Motion to close the Public Hearing. Supported by Member Casey. Motion carried 4 to 0.**

**Member McDonald made a Motion to approve the variance in accordance with the conditions set forth by staff above. Supported by Member Milliken. Motion carried 4 to 0.**

**ARTICLE 7. Planning Department 2016 Annual Report.**

Director Peterson presented the Board with the Community Development 2016 Annual Report.

**ARTICLE 8. Election of Officers.**

Director Peterson stated that Chairman Berra and Vice Chair Milliken have served one year and if desired, can serve one more year.

**Member McDonald made a Motion to elect Chairman Berra and Vice Chair Milliken to serve one more year in their current roles. Supported by Member Casey. Motion carried 4 to 0.**

**ARTICLE 9. Rules of Conduct.**

Director Peterson presented the Board with the Rules of Conduct as a refresher for their information.

**ARTICLE 10. Any other business.**

There was no other business.

**ARTICLE 11. Adjournment**

**Motion was made by Member Milliken to adjourn. Supported by Member McDonald. Motion carried 4 to 0. The meeting was adjourned at 7:30 p.m.**

Respectfully submitted,  
Tom McDonald, Secretary