

MINUTES

Cascade Charter Township
Zoning Board of Appeals
Tuesday, October 11, 2016
7:00 P.M.

ARTICLE 1. Chairman Berra called the meeting to order at 7:00 P.M.
Members Present: Berra, Casey, McDonald, Milliken, Pennington
Members Absent: None
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

ARTICLE 2. Chairman Berra led the Pledge of Allegiance to the flag.

ARTICLE 3. Approve the Agenda.

Motion was made by Member McDonald to approve the Agenda. Support by Member Casey. Motion carried 5 to 0.

ARTICLE 4. Approve the Minutes of the September 13, 2016 Meeting.

Motion was made by Member Pennington to approve the Minutes as presented. Support by Member Milliken. 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 #16:3335 Shane Beach

Public Hearing

Property Address: 2755 Shumac Lane

Requested Action: The applicant is requesting a variance to place an accessory building in the front yard.

Director Peterson stated the Applicant is requesting a variance to place an accessory building in the front yard. The Applicant has place a small shed in the front yard of his home. Because the building is under 200 sq. ft. it did not require a building permit. However, we still require smaller buildings to meet the setback requirements for accessory building with or without a permit. For a building this size, they are required to be at least 10 feet off the side and rear property lines. We do not allow them in the front yard. Because Applicant has a corner lot, they actually have two front yards, limiting the areas to place the shed. Because the home is placed in the western portion of the lot, back and side yard is extremely limited for a building. The lot also has some topography challenges and the location of the well and septic further limit any viable location of a shed in the back or side yard.

This property is located in a wooded area that has some steep topography in the rear of the site that would make it difficult to locate the building behind the home. The most impacted neighbor to the North would have this building in his "side" yard. The

conditions of the property are not the result of actions taken by the Applicant. The have placed the building back about 60 feet from the right-of-way. This is behind the required 35-foot front setback. Given the fact that it is behind the required front setback and is about the same location as the home to the North, it would not appear to be injurious to the neighborhood. The topography and well and septic location severely limit the ability to place a shed on the lot in the rear or side yard.

Given the small size shed, the location of the home, the fact that it is a corner lot with severe topography challenges and the location of the well and septic, the variance is justified.

Director Peterson recommends approval of the variance request.

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

Mr. Shane Beach came forward to give speak. He explained the reason for the shed (to house a tractor and lawn equipment). He also discussed the type of shed and why he placed it in its current location.

Member McDonald made a Motion to open the Public Hearing. Supported by Member Casey. Motion carried 5 to 0.

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

No one came forward.

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

Member McDonald made a Motion to approve the variance in accordance with the criteria set forth by staff. Supported by Member Casey. Motion carried 5 to 0.

ARTICLE 7. Any other business.

There was no other business.

ARTICLE 8. Adjournment

Motion was made by Member McDonald to adjourn. Supported by Member Milliken. Motion carried 5 to 0. The meeting was adjourned at 7:15 p.m.

Respectfully submitted,
Tom McDonald, Secretary