

MINUTES
Cascade Charter Township Zoning Board of Appeals
Tuesday, November 14, 2017
7:00 P.M.

ARTICLE 1. Chairman Berra called the meeting to order at 7:00 P.M.
Members Present: Casey, McDonald, Puplava
Members Absent: Milliken and Pennington
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 Casey to approve the Agenda. Supported by Member McDonald. Motion carried 4 to 0.

ARTICLE 4. Approve the Minutes of the October 10, 2017 Meeting.

Motion was made by Member McDonald to approve the Minutes of October 10, 2017. Supported by Member Puplava. 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 #17:3416 Gary Kuhlman
Public Hearing**

Property Address: 1763 River Oaks Drive

Requested Action: The Applicant is requesting a variance that would allow the property owner at 1763 River Oaks Drive to remove the home and leave the accessory buildings on the property.

Director Peterson stated that the Applicant is requesting a variance that would allow them to remove the principal structure on their property before an accessory building, in order to build a new home. The Zoning Ordinance requires that the home be at least 50% complete before an accessory building can be built.

The Zoning Board has had similar instances in the past and those variances were given with the condition that a performance bond is provided to allow the township to remove the accessory building if the property was not in compliance.

Applicant has indicated that they believe they will have the new house at the 50% completion stage in 6 months. They have also indicated that they are willing to obtain a \$10,000 bond to guarantee that the home will be built.

Director Peterson recommends approval of the variance allowing the property owner at 1763 River Oaks Drive to remove the existing home and leave the accessory building on the property 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 building if the home is not at least 50% complete within one year. The amount of the bond will be a \$10,000 minimum.
3. Bond will be released when the property is in compliance.

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

Mr. Gary Kuhlmann came forward to assure the Board that he is prepared to move forward immediately with the demolition and rebuild. He has a building permit and is ready to produce the bond.

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

One neighbor, who is the closest to Mr. Kuhlmann's property, came forward to voice her support for the project.

Motion was made by Member McDonald to close the Public Hearing. Supported by Member Pupilava. Motion carried 4 to 0.

Motion was made by Member McDonald to approve the variance allowing the property owner at 1763 River Oaks Drive to remove the existing home and leave the accessory building on the property with the conditions laid out by Director Peterson above. Supported by Member Casey. Motion carried 4 to 0.

ARTICLE 7. Any other business.

No other business was presented.

ARTICLE 8. Adjournment

Motion was made by Member McDonald to adjourn. Supported by Member Casey. Motion carried 4 to 0. Meeting adjourned at 7:15.

Respectfully submitted,
Tom McDonald, Secretary