

MINUTES

Cascade Charter Township Zoning Board of Appeals
Tuesday, February 12, 2008
7:00 p.m.

- ARTICLE 1.** Chairman Vaughn called the meeting to order at 7:00 p.m.
Members Present: Vaughn, Beahan, Casey, Wilson and Neal
Members Absent: Lewis (excused)
Others Present: Planning Director Peterson and Members of the Public.
- ARTICLE 2.** **Pledge of Allegiance**
- ARTICLE 3.** Chairman Vaughn requested a motion for approval of the February 12, 2008 Agenda.

Member Beahan motioned for the approval of the Agenda with support from Member Casey. All were in favor, none opposed.
- ARTICLE 4.** Chairman Vaughn requested a motion for approval or corrections of the December 11, 2007 Meeting Minutes.

Member Beahan motioned to approve the December 11, 2007 ZBA Meeting Minutes, supported by Member Casey. All in favor with none opposed.
- ARTICLE 5.** **Case #08-2918: Chris Vanderhoff**
Property Address: 3045 Pickford Ave.
(PUBLIC HEARING)
- Requested Action: The Applicant is seeking a Variance to locate accessory building in the front of his home.
- Planning Director Peterson went through the staff report and recommended approval of the variance due to the unique aspect of the right-of-way, the location of the home was dictated by the wetland area, the location of the septic system and the location of the reserve septic system.
- The applicant indicated that he would like this building for the storage of personal items and that the building was going to be built to match the home. He also indicated that the alternative location on the east side is elevated about 40 feet higher than the location he is proposing.

The applicant also said that he has talked with the neighbors to the west about the proposed location and they did not have a problem with it. He indicated that he has moved the building as far south as possible.

Member Wilson motioned to open the Public Hearing, supported by Member Casey. All in favor with none opposed, the Public Hearing was opened.

Chairman Vaughn noted that Staff has reported that they did not receive any letters or phone calls regarding this case and Planning Director Peterson said that is correct.

Member Beahan motioned to close the Public Hearing, supported by Member Casey. All in favor with none opposed, the Public Hearing was closed.

Member Beahan stated that this variance should not be a problem.

Chairman Vaughn indicated that the impact of this variance should be minimal given the layout of the homes now that the subdivision is built out now.

Discussion among the group centered around the size of the proposed building and that any approval of the building will need to be within the guidelines for a Special Use Permit.

Member Casey indicated that the wide right-of-way is unique and that the condo rules for this subdivision are followed.

Chairman Vaughn indicated that it appears that the location the applicant has requested seems to be the optimum location.

Member Wilson indicated that the topography of the site makes the proposed location best. She also indicated that this is the last home in the subdivision and should not create an eyesore.

Member Beahan motioned to approve the Variance request for the building in the proposed location. This approval is contingent on the building being no closer to the property lines than shown, supported by Member Wilson.

ARTICLE 6.

Any Other Business

Member Beahan motioned to elect Richard Vaughn as Chairman and Jack Lewis as Vice Chairman/Secretary.

**Member Wilson would serve on the Village Design Committee.
Supported by Casey. Motion approved.**

ARTICLE 7.

Adjournment

**Member Wilson supported by Member Casey moved to
adjourn. The motion carried and the meeting was adjourned
at 8:04 p.m.**

Respectfully submitted,
Jack Lewis, Vice-Chairman/Secretary
Lisa Hem, Recording Secretary