

MINUTES

Cascade Charter Township
Zoning Board of Appeals
Tuesday, April 11, 2017
7:00 P.M.

ARTICLE 1. Chairman Berra called the meeting to order at 7:00 P.M.
Members Present: Pennington
Members Absent: Casey, McDonald and Milliken
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

Chairman Berra noted there is no quorum as only two members are present. Therefore, no formal decisions will be made. However, the public hearing will go forward as that had already been noticed out.

ARTICLE 2. Chairman Berra led the Pledge of Allegiance.

ARTICLE 3. Acknowledge visitors and those wishing to speak to non-agenda items.

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

**ARTICLE 4. Case #17:3362 Clayton Manne
Public Hearing**

Property Address: 5770 Buttrick Avenue S.E.

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

Director Peterson stated the Applicant has placed an accessory building (26 x 32) in the front yard of his home. Because the building is not over 832 sq. ft., it only requires a building permit and not a special use permit. There are some allowances for building in the front yard provided they meet three criteria, the second of which the applicant has indicated they do not meet. That is a lot in which the property owner would have to drive over a drain or septic field in order to access the garage. Because they do not meet that criteria, a variance is required.

Director Peterson has found that the property is located in a wooded area that has some topography in the rear of the site. The most impacted neighbor to the South would have this building in this "side" yard. Applicant has placed the building back about 220 feet from the right of way, which is behind the required 43-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 South, it would not appear to be injurious to the neighborhood. Given the relatively small size, the location of the home off the road, the fact that it is in the side yard of the neighbor to the South, and the topography challenges, the variance is justified.

Director Peterson recommends approval of the variance.

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

Mr. Manne came forward and made a couple of brief comments regarding the project.

The public hearing commenced and Mr. Jahnke came forward. Mr. Jahnke is the project's builder and also is a neighbor of Mr. Manne's. Mr. Jahnke wanted to put on the record he has no objections to the building where it is located.

With no quorum present to approve or deny the variance, the decision was tabled. A special meeting will be scheduled at a later date to conclude this project.

ARTICLE 5. Any other business.

ARTICLE 6. Adjournment

Respectfully submitted,
Tom McDonald, Secretary