

MINUTES
Cascade Charter Township Zoning Board of Appeals
Tuesday, December 12, 2017
7:00 P.M.

ARTICLE 1. Chairman Berra called the meeting to order at 7:00 P.M.
Members Present: Berra, Casey and Milliken
Members Absent: McDonald 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 Milliken. Motion carried 3 to 0.

ARTICLE 4. Approve the Minutes of the November 14, 2017 Meeting.

Motion was made by Member Casey to approve the Minutes of November 14, 2017. Supported by Member Milliken. Motion carried 3 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 #17:3423 Leo Vicari – Lake Michigan Credit Union
Public Hearing**

Property Address: 5519 and 5537 Glenwood Hills Pkwy

Requested Action: The Applicant is requesting a variance to allow an expansion of the parking lot that does not include the required bufferyard.

Director Peterson stated that this Applicant has withdrawn their Application for a variance.

No one from the public was present to provide any comments

**ARTICLE 7. Case #3426 Jeff Bennett
Public Hearing**

Property Address: 1460 Briarcliff Drive

Requested Action: The Applicant is requesting a variance to construct an addition that encroaches into the side yard setback.

Director Peterson stated that the home on the property was built in 1965 and he was not able to find a record of a variance. The home on the property is set back about 7 feet from the side property line.

The homeowner would now like to put an addition onto the house and continue the same 7 feet side yard setback. This results in three areas that would encroach into the required 10 feet setback. The lot is irregular in shape and the home is built on an angle which appears to contribute to the problem.

The addition would allow a covered patio, deck and covered grilling area. Each of these areas have a small amount of that encroachment into the setback as follows: The covered patio – 19 sq. ft., the deck – about 12 sq. ft., and the covered grilling area about 26 sq. ft.

The home closest to these additions is located about 150 feet away from the common property line.

Director Peterson went on to explain that in situations such as these where there is a non-conforming setback, the township requires that any new addition meet today's requirements, thus the need for the variance. In cases where the board has granted variances like this, they typically had them not increase the amount of non-conformity. This variance would not increase the non-conformity.

Director Peterson recommends approval of a variance to allow the addition provided it is not closer than what the current home is.

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

Mr. William Nederhoed came forward on behalf of the Applicant to answer any questions.

Nobody had any questions for the applicant.

Motion was made by Member Milliken to open the Public Hearing. Supported by Member Casey. Motion carried 3 to 0.

No one from the public came forward with comments.

Motion was made by Member Casey to close the Public Hearing. Supported by Member Milliken. Motion carried 3 to 0.

Motion was made by Member Milliken to approve the variance to construct an addition that encroaches into the side yard setback provided it is not closer than what the current home is. Supported by Member Casey. Motion carried 3 to 0.

ARTICLE 8. Any other business.

No other business was presented.

ARTICLE 9. Adjournment

Motion was made by Member Milliken to adjourn. Supported by Member Casey. Motion carried 3 to 0. Meeting adjourned at 7:20.

Respectfully submitted,
Tom McDonald, Secretary