

## MINUTES

Cascade Charter Township Planning Commission

Monday, April 3, 2006

7:00 p.m.

**ARTICLE 1.** Being that all Commission Officers were absent for the meeting, Commissioner Lewis agreed to Chair. Chairman Lewis called the meeting to order at 7:00 p.m.

Members Present: Koessel, Lewis, Logue, MacAllister, Postma, Richards.

Members Absent: Goldberg (excused), McDonald (excused), Robinson (excused)

Others Present: Planner Deem, Admin. Assistant Hern and Members of the Public.

**ARTICLE 2.** Chairman Lewis led the Pledge of Allegiance to the Flag.

**ARTICLE 3.** Chairman Lewis requested motion for approval of the April 3<sup>rd</sup> agenda.

**Member MacAllister motioned for approval of the agenda, supported by Member Logue. All in favor with none opposed, the motion carried.**

**ARTICLE 4.** Chairman Lewis requested motion for approval of the March 20, 2006 Planning Commission Meeting Minutes. He further noted the minutes of the last meeting were twenty-three (23) pages long and requested the minutes be condensed. He also requested a correction to Article 1, noting Vice-Chairman McDonald called the meeting to order.

Member Koessel noted a correction on Page 13, last paragraph ten (10) lines from the bottom. The sentence "He is not quite with the precedence..." needs to read as "He is not quite as concerned with the precedence..."

Member Logue noted on Page 4, second paragraph the reference to the "B-2" Zoning needs to be corrected to "R-2".

Member Lewis also noted on Page 12, the paragraph after the closing of the Public Hearing the word "weight" should be corrected to "wait".

**Member MacAllister motioned for approval of the minutes as corrected, supported by Member Koessel. March 20, 2006**

**Minutes approved as submitted. All in favor with none opposed, the motion carried.**

**ARTICLE 5.**

**Case #06-2797: Robert Davison** (Tabled from March 20<sup>th</sup>)

The Applicant is seeking a Type I SUP to build a 960-square foot accessory building.

Chairman Lewis requested a motion from the Commission to remove this article from the table.

**Member MacAllister, with support from Member Logue, motioned to remove Case #06-2797: Robert Davison from the table. All in favor with none opposed. Motion carried.**

Planner Deem noted this item was tabled at the last Planning Commission Meeting due to the Applicant not being present, they are here this evening.

Planner Deem noted the Applicant has now submitted a drawing of the accessory building along with a sample of the siding.

At the last meeting, the Commission had reviewed the Findings of Fact regarding this Case and Staff recommended approval.

Chairman Lewis opened the meeting for questions of Staff by the Commission and Member MacAllister asked if the roof would have asphalt shingles? Planner Deem said that is correct.

Chairman Lewis invited the Applicant to speak to the Commission.

Applicant Robert Davison, 4560 Quiggle Avenue, noted the new drawings submitted show the trim of the building that will be built identically to the house.

Chairman Lewis thanked the Applicant for submitting the additional drawings; the Commissioners greatly appreciate it.

Member Logue asked the Applicant if they would be driving over their septic system to get to the accessory building? Applicant Davison said no, they would not and the septic is located on the other side of the house.

Member Koessel questioned if the Applicant would be installing any exterior or interior lighting? Applicant Davison said they are not planning on any lighting. Member Koessel asked if he is aware of the downcast lighting ordinance should he wish to install

exterior lighting at a later time? Applicant Davison said he is willing to install exterior downcast lighting if he decides to at a later time.

Member Postma questioned if the Commission is approving a 960-square foot building or 975-square foot accessory building and Planner Deem said 960-square feet.

Member MacAllister questioned the 12-foot peak at the midpoint and the picture is off. Planner Deem noted there are actually two (2) drawings and referred to the proper elevations/dimensions on the yellow paper; the other picture was taken off a web site to show the actual building they want to construct.

**Member MacAllister motioned for approval of the Type I Special Use Permit to build a 960-square foot accessory building as presented with the five (5) conditions:**

- 1) The Applicant is to build a 960-square foot accessory building.**
- 2) The accessory building will meet setback requirements and be fourteen (14) feet tall at the midpoint.**
- 3) The use of the accessory building is for additional garage and personal storage.**
- 4) The building will not be involved, directly or indirectly with any business, trade, occupation or profession.**
- 5) As per the Township Ordinance, any lighting for the building will be downcast.**

**Member Logue supported the motion, including the five (5) conditions. All in favor with none opposed. Motion carried.**

**ARTICLE 6. Any Other Business**  
No other business.

**ARTICLE 7. Adjournment**

**Member MacAllister supported by Member Richards moved to adjourn. The motion carried and the meeting was adjourned at 7:13 p.m.**

Respectfully submitted,

Lisa Hern, Recording Secretary