

MINUTES  
Cascade Charter Township Zoning Board of Appeals  
Tuesday, April 13, 2021  
5:30 P.M.  
Virtual Zoom Meeting

**ARTICLE 1.** Chairman Milliken called the meeting to order at 5:30 P.M.  
Members Present: Berra, McDonald, Mead, Milliken and Moxley  
Members Absent: None  
Others Present: Planner Brian Hilbrands.

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

**ARTICLE 3. Approve the Agenda.**

**Motion was made by Member Mead to approve the Agenda. Supported by Member Berra. Motion carried 4 to 0.**

**ARTICLE 4. Approve the Minutes of the December 8, 2020 Meeting.**

**Motion was made by Member McDonald to approve the Minutes of the December 8, 2020 Meeting. Supported by Member Berra. Motion carried 4 to 0.**

**ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.**

No visitors came forward.

**ARTICLE 6. Case ##21-3626/Caulfield, Adam & Margaret  
**Public Hearing****

**Property Address: 7056 Whispering Timbers Ct SE**

**Requested Action:** The applicant is requesting a variance to construct an accessory building in the front yard.

(Member Moxley joined the Meeting at this time)

Planner Hilbrands stated that the applicants request is unique as the building would also be located within the front yard setback. Planner Hilbrands states that the proposed building would be 14x24 feet, totaling 336 square feet in size (no Special Use Permit would be needed). Planner Hilbrands states that because the applicant has a corner lot, they actually have two front yards; one on Whispering Timbers Ct, and one on Whispering Timbers Dr. This leaves less available space for an accessory building to be located without a variance.

Planner Hilbrands stated that the building will be located in the front yard facing Whispering Timbers Ct, with a setback of 40 feet from the edge of the pavement. This will be approximately

16 feet from the road right-of-way, and within the required 35-foot front yard setback. The proposed building would be approximately 75 feet from the center line of the road, further from the street than the two homes to the east of the applicants property, and would not appear to be in the front yard to those neighbors. Planner Hilbrands states that there is not a home directly across from the applicants property, so it would not be in view of anyone across the street.

Planner Hilbrands states that this property does have a lot of topography challenges, the home is built on the only buildable area, and there is steep ravine that runs through the middle of the property. Planner Hilbrands states that the proposed location of the building is about 8 feet lower than the road, so the building will be partially obscured from the road as well as surrounded by the wooded property. Planner Hilbrands states that the nearest home is across the street to the west, over 250 feet away from the proposed building with the ravine and wooded property in between.

Planner Hilbrands states that Staff is recommending approval of the variance as requested by the applicant to allow the accessory building in the front yard within the front yard setbacks.

**Motion was made by Member McDonald to open Public Hearing. Supported by Member Mead. Motion carried 5 to 0.**

Planner Hilbrands stated that he did not receive any public comment regarding this request.

The applicant, Mr. Caulfield, stated that Planner Hilbrands has been very helpful throughout this project, and stated that through either written or verbal communication, he and his wife have received approval with each of their six neighbors for this accessory building and it's proposed location.

Member McDonald commended the applicant for communicating with their neighbors.

Member Moxley stated that he viewed the property, and commends the applicant for making the effort to find a good spot on his property for the accessory building.

**Motion was made by Member McDonald to close Public Hearing. Supported by Member Mead. Motion carried 5 to 0.**

**Motion was made by Member McDonald to approve the variance as requested based on the findings of facts. Supported by Member Moxley. Motion carried 5 to 0.**

## **ARTICLE 7. Election of Officers**

Planner Hilbrands stated that a new Chairperson, and new Vice Chair/Secretary will need to be elected. Member McDonald cannot serve as he is a Member of the Township Board. An appointment to the VDRC (Village Design Review Committee) also needs to be made.

**Motion was made by Member McDonald nominate Member Mead to Chairperson, and Member Moxley to Vice Chair/Secretary. Supported by Chairwoman Milliken. Motion carried 5 to 0.**

**Motion was made by member McDonald to nominate Member Berra to the VDRC. Supported by Member Mead. Motion carried 5 to 0.**

**ARTICLE 8. 2020 Annual Report**

Planner Hilbrands reviewed the Report with Members.

**ARTICLE 9. Rules of Conduct**

Planner Hilbrands reviewed the Rules of Conduct with Members, reminding Members that all discussion needs to be held during scheduled meetings.

**ARTICLE 10. Planning Principles**

Planner Hilbrands reviewed Planning Principles with Members.

**ARTICLE 11. 2021 Calendar**

Planner Hilbrands reviewed the Calendar with Members, noting all meetings are held the second Tuesday of the month at 5:30pm.

**ARTICLE 12. Any Other Business**

Member Moxley stated that he had a conversation with Planner Hilbrands about a home on Cascade Road near Burton that has many construction vehicles and other vehicles parked in the yard. Planner Hilbrands stated that Assistant Manager Stephanie Fast is addressing this concern.

Planner Hilbrands states there are two agenda items at this time for the next scheduled meeting.

**ARTICLE 13. Adjournment**

**Motion was made by Member McDonald to adjourn the meeting. Supported by Member Mead. Motion carried 5 to 0. The meeting adjourned at 5:50 P.M.**

Respectfully Submitted,  
Aaron Mead, Secretary