

MINUTES

Cascade Charter Township Zoning Board of Appeals
Tuesday, November 16, 2010
6:15 P.M.

ARTICLE 1. Township Board Representative Goldberg called the meeting to order at 6:15 P.M.
Members Present: Casey, Goldberg, James, Logue, Neal (alternate)
Members Absent: Wilson, excused
Others Present: Sandra Korhorn, Assistant to the Manager, Applicant

ARTICLE 2. Member Goldberg led the Pledge of Allegiance to the Flag.

ARTICLE 3. **Approve the Agenda for the November 16, 2010 Zoning Board of Appeals Meeting.**
Member Goldberg asked for a motion for the approval of the Agenda.

Motion was made by Member Neal and supported by Member Logue to approve the Agenda as presented. Motion carried unanimously.

ARTICLE 4. **Approve the Minutes of the October 11, 2010 Meeting.**
Member Goldberg asked if there were any additions or corrections to the Minutes and requested a Motion for approval.

Motion was made by Member Logue and supported by Member Neal to approve the October 11, 2010 Minutes as submitted. Motion carried unanimously.

ARTICLE 5. **Case #10-3013 Jeff Visser/Julie Scott**
(PUBLIC HEARING)

Property Address: 1801 Forest Shores Dr and 1855 Forest Shores Dr

Requested Action: The applicant is requesting approval to modify the existing layout of two subdivision lots in the Forest Shores Subdivision.

Sandra Korhorn, Assistant to the Manager, opened with staff comments by saying that we have approved these before, although it is not a common request. The reason we are here is because this is a plat. They are looking to reconfigure lots 1 and 2 of the Forest Shores Subdivision. It's about a 10,000 sq. ft. strip. It would be taken from lot 2 and added to lot 1. The house on each lot would still comply with setback requirements. The property owner of lot 1 is maintaining the hill, which is part of lot 2. This change would actually make it easier for the owner of lot 1 to maintain the hill between the two properties. The reconfiguration of these lots will make Lot 1 2.1 acres and Lot 2 1.83 acres. Both of these are in compliance with the subdivision ordinance.

The lot will be consistent with the neighborhood and consistent in size with original approval. There is no impact to public services and no adverse impact for the reconfiguration of the lots. Staff is recommending approval of the reconfiguration of lots 1 and 2 with the stipulation that the new deeds are recorded within 30 days.

Member Goldberg asked if there were any questions for staff. Hearing no questions Member Goldberg asked for a Motion to open the Public Hearing.

Motion was made by Member Logue and support by Member James to open the Public Hearing. Motion carried unanimously.

Member Goldberg asked staff if there were any comments from the public. There had not been any public comments.

Member Goldberg asked the applicant, Jeff Visser, if he had anything to add to the staff report. Mr. Visser stated that he lives at 1801 Forest Shores. His neighbor could not be present, but she had already sent a letter of approval.

With no questions for the applicant Member Goldberg asked for a Motion to close the Public Hearing.

Motion was made by Neal and support by Member Logue to close the Public Hearing. Motion carried unanimously.

Member Logue made a Motion to approve the applicants' request to modify the existing layout of two subdivision lots in the Forest Shores Subdivision, subject to Staff's condition to record the deeds within 30 days. Motion was supported by Member Casey. Motion carried unanimously.

ARTICLE 6: Any other business

ARTICLE 7: Adjournment

Motion was made by Member James and supported by Member Neal to adjourn. Motion carried unanimously. The meeting was adjourned at 6:25 p.m.

Respectfully submitted,

Mel Casey, Secretary

Carol M. Meyer, Planning Administrative Assistant