

MINUTES
Cascade Charter Township Zoning Board of Appeals
Tuesday, October 9, 2018
7:00 P.M.

ARTICLE 1. Chairman Berra called the meeting to order at 7:00 P.M.
Members Present: Berra, McDonald, Mead, Milliken and Pennington
Members Absent: None
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 McDonald to approve the Agenda. Supported by Member Mead. Motion carried 5 to 0.

ARTICLE 4. Approve the Minutes of the July 10, 2018 Meeting.

Motion was made by Member Pennington to approve the Minutes of July 10, 2018. Supported by Member Milliken. Motion carried 5 to 0.

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

No visitors came forward.

**ARTICLE 6. Case #18:3487 Thomas DeMeester
Public Hearing**

Property Address: 9478 Grand River Dr

Requested Action: The Applicant is requesting a variance that would allow the property owner to construct an accessory building on the property before a new home is built.

Director Peterson stated the property is 12 acres. The township rules state that the house is 50% completed before an accessory building is built. Similar plans have been approved if the home is to be constructed in a timely manner. The standards that the township use to grant a variance are some exceptional circumstances involved regarding the property and a result of actions of the applicant, with a minimum amount to the variance and would not be injurious to the neighborhood and that it is specific to that property.

Director Peterson recommends approving the variance with the following conditions:

1. Have the home built to the 50% stage in a year; and
2. Provide a bond of at least \$10,000 that we would hold until the 50% mark that would be cashed and used to remove the accessory building if needed.

Director Peterson did receive a call from a neighbor who did not have any objections.

Chairman Berra invited the Applicant to come forward.

Kelly Koster from Nederveld came forward representing Mr. DeMeester. Mr. DeMeester is planning on building a custom home and accessory building. To limit the construction traffic the accessory building and home would have materials delivered at the same time for efficiency. The building will be used for storage and a woodshop.

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

No one came forward.

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

Motion was made by Member McDonald to approve the variance to allow the property owner to construct an accessory building on the property before a new home is built with the staff's conditions. Supported by Member Pennington. Motion carried 5 to 0.

ARTICLE 7.

Case #18:3488 Stephan Van Lente

Public Hearing

Property Address: 7667 Cascade Rd

Requested Action: The Applicant is requesting a variance to place an accessory building in the front yard and to allow the building to be placed closer to the side property line than the required 10 ft.

Director Peterson stated that the building is 400 sq. ft so it would require a building permit but no other approvals but the exception would be that the building be 8 ½ ft from the property line instead of 10 ft due to a foundation already poured. This applicant applied for the same variance in 1986. This would be the first approval with a side yard variance.

Director Peterson recommends approving the variance with the following conditions:

1. Approve the request for the building in the front: and
2. Deny the request for 8 ½ ft side yard exception.

Chairman Berra invited the Applicant to come forward.

Mr. Van Lente stated the concrete slab is not the reason he wants the 8 ½ ft side variance. He had it poured the same distance from the property line as his house is and this area makes the most sense for the topography. It will be 100 ft from the neighbor.

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

No one came forward.

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 building in the front and deny the 8 ½ ft side setback. Supported by Member Pennington. Motion carried 5 to 0.

ARTICLE 8. Any other business.

There was a special group of visitors from Boy Scout Troop 290 at the meeting. Three boys had questions for the Zoning Board.

1. Mitchell Ramsey asked about the recycling programs that the township has. Director Peterson stated that the township offers a few programs such as a clean up day and we partner with Kent County for hazardous waste disposal day.
2. Nathan Palmer was concerned about the speed limit in residential areas. Director Peterson explained that residential areas are 25mph already and the way a speed limit is established on roads is through the Kent County Sherriff monitoring vehicle traffic speeds and establishing a median speed.
3. Sam Zaruba wondered what the community can do to end the industrial waste flowing into the Grand River. Director Peterson stated that there is a piece of the Grand River in Cascade Township and you might have heard that in the past the airport did not hold their deicing chemicals and by partnering with the State of Michigan and the DEQ the airport changed the way they held runoff. The best thing you as an individual can do is get involved in something that concerns you.

Reminder from Director Peterson to check out the Master Plan Survey and the Community Design Meeting held at Cascade Christian church on October 16.

ARTICLE 9. Adjournment

Motion was made by Member McDonald to adjourn. Supported by Member Pennington. Motion carried 5 to 0. Meeting adjourned at 7:50 p.m.

Respectfully submitted,
Valerie Milliken, Secretary