

ZONING MINUTES
Cascade Charter Township
Zoning Board of Appeals
Tuesday, January 12, 2016
7:00 P.M.
Cascade Library Wisner Center
2870 Jackson Avenue SE

ARTICLE 1. Chairman Casey called the meeting to order at 7:00 P.M.
Members Present: Berra, Casey, McDonald, Milliken, Pennington
Members Absent: None
Others Present: Community Development Director Steve Peterson and those listed on the sign in sheet.

ARTICLE 2. Chairman Casey led the Pledge of Allegiance to the flag.

ARTICLE 3. Approve the current Agenda.

Motion made to approve the Agenda as printed by Member McDonald. Support by Member Berra. Motion carried 5-0.

ARTICLE 4. Approve the Minutes of the December 08, 2015 Meeting.

Motion made by Member McDonald to approve the Minutes of the December 08, 2015 Meeting as written. Support by Member Berra. Motion carried 5-0.

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

No visitors present wished to speak to non-agenda items.

ARTICLE 6. Case #15:3291 Meijer

Public Hearing

Property Address: 5531 28th Street SE

Requested Action: The Applicant is seeking approval from the Zoning Board to construct a bus stop shelter for The Rapid.

Community Development Director Peterson introduced the case. This is a bus shelter for The Rapid. It will be located on private property. The location for the bus stop is on the east side of the site. There is a small shelter in this location that is a smoking shelter for employees. This will be an additional structure in the same vicinity. We treat this as we do other public utility type structures. This will be important moving forward as we have more of these built in the more traditional locations in the road right-of-way. It will give neighbors the opportunity to come in and see the plans and comment on the locations. I have printed and highlighted the areas of our Ordinance that pertains to the standards that The Zoning Boards of Appeals must follow in approving these projects. These projects can be approved provided that you find the use, the height, the building structure is designed directed and landscaped to essentially fit into the district. This is a normal bus shelter and we are recommending approval. There will be additional bus shelters being built along 28th Street now that The Rapid bus service has started in Cascade Township.

Member Pennington asked if each of the bus shelter had to come before the Zoning Board. Director Peterson stated that each bus shelter would have to come before the Board.

Chairman Casey asked the applicant to come forward with comments.

The Applicant did not have any further comments.

Member McDonald made a motion to open the Public Hearing. Second by Member Berra. Motion passes 5-0.

Chairman Casey asked anyone with comments to come forward. No one came forward with comments.

Chairman Casey asked if they had performed a trial run of the bus to see if it would make the turn. The Applicant stated that they had worked with The Rapid to pick the best location and trial runs were performed to make sure the location would work. Chairman Casey asked who was responsible for snow removal. The Applicant stated that Meijer's was responsible for snow removal.

Chairman Casey asked Director Peterson if he had received any input from the public on the Bus shelter. Director Peterson stated that he did not receive anything.

Member McDonald made a motion to close the Public Hearing. Second by Member Berra. Motion passes 5-0.

Member McDonald made a motion to approve the construction of the bus shelter for Case 15:3291 Meijer as presented. Second by Member Berra. Motion passes 5-0.

ARTICLE 7 Planning Department 2015 Annual Report

Director Peterson stated that the numbers are up from last year.

ARTICLE 8. Election of Officers

- **Member Berra - Chairman**
- **Member Milliken - Vice Chair/Secretary**
- **Member Pennington - VDRC**

Motion by Member McDonald to elect officers to the positions stated. Support by Member Berra. Motion passes 5-0.

ARTICLE 9. Rules of Conduct

Director Peterson handed out the Rules of Conduct and Communication as a reminder.

ARTICLE 10. Any other business.

ARTICLE 11. Adjournment

**Motion by Member McDonald to adjourn the meeting. Support by Member Berra.
Motion Passed 5-0. Meeting adjourned at 7:25 PM.**

Respectfully submitted,

Ann Seykora/Julie Kutchins
Planning Administrative Assistant