

Minutes
Cascade Charter Township
Planning Commission
Monday, September 12, 2022
7:00 P.M.
2870 Jacksmith Ave SE

- ARTICLE 1.** Chair Noordyke called the meeting to order at 7:00 P.M.
Members Present: Noordhoek, Rissi, Moxley, Noordyke, Deering, and Korstange
Members Excused: Rapin and Engel
Members Absent: Rowland
Others Present: Planning Director Brian Hilbrands, Zoning Administrator Madison Smith-Jacoby, and those listed on the sign-in sheet.
- ARTICLE 2. Pledge of Allegiance**
- ARTICLE 3. Approve the current Agenda**
Motion was made by Member Rissi to approve the current agenda. Supported by Member Deering. Motion carried 6 to 0.
- ARTICLE 4. Approve the Minutes from August 8, 2022**
Motion was made by Member Deering to approve the August 8, 2022 meeting minutes as written. Supported by Member Korstange. Motion carried 6 to 0.
- ARTICLE 5. Approve the minutes from August 15, 2022**
Motion was made by Member Deering to approve the August 15, 2022 meeting minutes as written. Supported by Member Korstange. Motion carried 6 to 0.
- ARTICLE 6. Disclose any conflicts of interest**
There weren't any members with a conflict of interest to disclose.
- ARTICLE 7. Acknowledge any visitors and those wishing to speak.**
There weren't any visitors that wished to speak.
- ARTICLE 8. Case #22-3725: Janet Lash**
Property Address: 9070 52nd Street SE
Requested Action: Accessory building exceeding 832sqft.
Zoning Administrator Smith-Jacoby presented the case and stated this has been a two-part approval. The Zoning Board of Appeals previously approved the setbacks and now they are looking to get the proposed 32X64sqft structure approved. The applicant noted that there will be a steel roof and extension on the lean-to size. Currently, this is listed as 24ft long with the potential extension being 40ft, increasing the total square footage

to 2,368sqft. The uses of the building will primarily be for extra storage and her volunteer dog training in the winter.

Similar accessory buildings have been approved in the area around Lash's property. Once the project is completed, the garage and shed will be removed to remain in compliance with the ordinance only allowing for one accessory building on parcels comprised of less than 3 acres.

Member Rissi previously mentioned that, when cases need approval from two committees, there are typically notes from the meeting included in the packet. His concern was approving something, such as the extended lean-to size, that would need to go back for further approval from the other committee. Zoning Administrator Smith-Jacoby clarified the concern and stated this extension is on the east side and the approved setback is on the west side.

Member Rissi wanted to see the septic systems and well placements shown on accessory building applications.

Member Moxley asked if the original lean-to was 8ftX24ft without the expansion. Zoning Administrator Smith-Jacoby stated that was correct and the new dimensions will be 8ftX40ft, which would be an increase of up to 320sqft.

Janet Lash (9070 52nd Street), the applicant, stated she has been saving up to build this for a long time. Last year her father moved in with her, creating a need for more storage than anticipated. She also mentioned that she needs a place to train dogs and practice in the winter.

Member Rissi asked Lash to point out where the septic system and well were located and they both were in ideal spots.

Member Deering asked when the two current buildings would be removed. Lash said one of the buildings will come down when construction starts and the other will be used for storage until construction is complete. Currently, there are no plans for an access drive, but if there was one it would go off of the existing driveway.

Member Korstange asked when the applicant anticipates removal of the second building since a time frame should be included in their decision. Lash suspects early spring will be a good time for removal since the weather will permit it.

Motion was made by Member Rissi to open public hearing. Supported by Member Moxley. Motion carried 6 to 0.

No one wished to speak.

Motion was made by Member Rissi to close public hearing. Supported by Member Moxley. Motion carried 6 to 0.

Motion was made by Member Rissi to approve the accessory building as presented with the 8ftX40ft lean-to with conditions that the structure may not be used for a business or residence, must have lighting that meets township regulations, and the

current two accessory buildings are removed by June 1st, 2023 - coordination with staff is required if more time is needed. Supported by Member Korstange. Motion carried 6 to 0.

ARTICLE 9. Case #22-3732: Level 10 Builders

Property Address: 6927 Oak Brook Street SE

Requested Action: Accessory building exceeding 832sqft

Zoning Administrator Smith-Jacoby presented the case and stated this property is just under 1 acre in the R2 district. The accessory building will be in their side yard with a lean-to of 26ftX32ft, a total of 1,144sqft, and the midpoint of the roof will be 13ft 8in. This plan does meet the required setbacks of 10ft with its 11ft setback from the western property line. The exterior will match the residential district sided with vinyl board and batten with a shingle roof. She noted that accessory buildings are not as common in this district, most likely because the homes are older and already have attached garages and smaller lot sizes.

Staff recommended approval of the accessory building as presented with conditions of lighting meeting township standards and the structure may not be used as a business or living quarters.

Trevor Monroe (6927 Oak Brook Street), the applicant, explained their house was built in 1967 and has a small two-car garage that's only able to fit one car with lawn equipment and storage. They have spent a few years saving up money and figuring out proper placement of the structure since the property has many trees. He noted this project would be done tastefully and match the house design, also including a broken cobblestone access drive. Monroe pointed out where the septic system and well are located and there were no perceived issues.

Motion was made by Member Rissi to open public hearing. Supported by Member Korstange. Motion carried 6 to 0.

No one wished to speak.

Motion was made by Member Rissi to close public hearing. Supported by Member Deering. Motion carried 6 to 0.

Motion was made by Member Rissi to approve the accessory building with the conditions that lighting meets township regulations and the structure may not be used for a business or residence. Supported by Member Korstange. Motion carried 6 to 0.

ARTICLE 10. Case#22-3733: Kirk & Monica Wright

Property Address: 7269 Thorncrest Drive SE

Requested Action: 6-foot fence in "front yard"

Zoning Administrator Smith-Jacoby presented the case and stated the applicants are requesting a Type-1 Special Use Permit to allow for a 6ft fence in their front yard. The

property is located at the intersection of 30th Street and Thorncrest Drive. Since their house is placed on a corner, the technicalities of what is considered their front yard are complicated. There is a pathway that runs along 30th Street, which is a busy road, and the applicants would like this fence approved for safety and privacy reasons. The placement of the fence will not interfere with visibility at the intersection and is in compliance with corner view ordinance standards.

Staff recommended approval for the 6ft tall fence in the front yard.

Member Korstange asked how far the fence will be from the pathway, and it was explained that it would be about 3ft away. Concerns were raised about snow buildup along the path and the use of the township's forceful snow blowers that could damage the fence, potentially making the Township liable. Member Rissi thought this was a good point, but believed a 3ft setback would be adequate.

Kirk Wright (7269 Thorncrest Dr), the applicant, explained his family would like to build the fence for safety concerns and privacy. He believed fencing the yard would allow them to utilize the space better. Wright also added there will be no trees removed in the process. Regarding the snow removal issue, he was not concerned with potential damage and agreed to a hold harmless agreement with Cascade Township.

Motion was made by Member Rissi to open public hearing. Supported by Member Moxley. Motion carried 6 to 0.

Callen Metsaars (7292 30th St) is a neighbor of the Wrights and fully supports the fence. She explained that the applicants have young children and people drive very fast down the street and their windows make them very visible.

Motion was made by Member Rissi to close public hearing. Supported by Member Moxley. Motion carried 6 to 0.

Member Moxley added he appreciates the setback on the east side of the property line and the setback from the woods on the west side.

Member Korstange is in full support of the privacy fence, especially being located on a busy street with kids.

Motion was made by Member Rissi to approve the 6ft tall privacy fence as presented with the condition that the homeowner accepts responsibility for any damage caused by Cascade Township's regular snow removal operations on the bike path. Supported by Member Moxley. Motion carried 6 to 0.

ARTICLE 11. GVMC Airport Access Study

Planning Director Hilbrands explained there is only one entrance to the airport, so adding a secondary access point has been discussed. Some conceptual options include access directly from the off-ramp of I-96 at 36th Street, while other conceptual plans include an off-ramp off M-6, onto 48th Street or 60th Street. Chair Noordyke stated that additional off-ramps from the expressway would not be his first option and was leaning

toward creating access from 36th Street. Members also agreed this would be the most logical solution for secondary access to the airport.

Planning Director Hilbrands noted that the future land use plan zones everything between the highway and the airport as industrial. Member Korstange asked when the land will be rezoned. Planning Director Hilbrands stated that the future land use map is a tool used for rezoning requests; if a resident has a plan and is willing to pay for utilities, the land could potentially be rezoned.

Chair Noordhoek asked for the master plan to be added to an upcoming meeting so recommendations can be made. Member Rissi suggested involving residents via public notice to gain feedback on rezoning before any amendments are made.

ARTICLE 12. Old Business

The road classification map will be discussed at the next meeting.

Member Deering requested an update on the culvert under Hall St that causes flooding on Ranger Hills. Planning Director Hilbrands looked through Cascade's records and found nothing about this issue. He will be contacting the Road Commission to see if they have any recollection of what was approved.

Member Moxley wanted an update on a property along Cascade Road. Zoning Administrator Smith-Jacoby said there has not been any forward momentum but she recently left a voicemail with the owner.

ARTICLE 13. Any Other Business

Member Korstange asked if there were any limits to semi-permanent storage containers at businesses. She believes them to be unsightly when placed in very visible locations. Planning Director Hilbrands said businesses have to apply for the temporary use of these storage containers. The containers are placed so that they don't block egress or ingress lanes. Member Rissi suggested that companies who have recurring requests may need to expand standard storage to limit the need for temporary storage.

Chair Noordyke sent a potential violation to Planning Director Hilbrands regarding Sturbridge Development's retaining pond failing to capture all of the run-off. This has caused issues for the neighbors.

ARTICLE 14. Acknowledge visitors and those wishing to speak

No one wished to speak.

ARTICLE 15. Adjournment

Motion was made by Member Deering to adjourn the meeting. Supported by Member Moxley. Motion carried 6 to 0. The meeting was adjourned at 8:07 P.M.

Respectfully submitted,

Diedre Deering, Secretary