

MINUTES
Cascade Charter Township Zoning Board of Appeals
Tuesday, January 8th, 2019
5:30 P.M.

ARTICLE 1. Chairman Berra called the meeting to order at 5:30 P.M.
Members Present: Berra, McDonald, Mead, Moxley, Milliken
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 December 11, 2018 Meeting.

Motion was made by Member Mead to approve the Minutes of December 11, 2018. Supported by Member McDonald. 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 #18-3508 Cascade Paper Convertor
Public Hearing**

Property Address: 4935 Starr St.

Requested Action: The Applicant is requesting a sideyard setback variance in order to construct a 3,200 sq ft addition.

Director Peterson stated that there were a couple of maps in each packet, and proceeded to explain where the proposed addition will be built. He then showed where both side property lines are, and pointed out which one the applicant is requesting the setback variance for. Director Peterson then shows where the existing setback is, noting that it measures about 21 ft on the site plan. He explains that the area is industrial, and that the neighboring property has a rear setback of 60 ft to the neighbor, 10 more feet than the required rear setback of 50 ft. He continues on to note that there have been three other sideyard variance applications over the last few years that have been granted. Director Peterson then states that it is his recommendation to approve this variance as it is a unique circumstance that will be difficult to repeat, and is a small variance request. He also states that the Planning Commission did approve the site plan with the condition that the Zoning Board approves the setback variance.

Chariman Berra invited the applicant to come forward with any comments.

Mr. Natale added that the previous addition was completed 4 years ago. He stated that he would like to keep that same line both outside, and inside of the building with the proposed addition.

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 Mead to close Public Hearing. Supported by Member Milliken. Motion carried 5 to 0.

Motion was made by Member McDonald to approve the variance based on the staff presentation. Supported by Member Milliken. Motion carried 5 to 0.

ARTICLE 7. 2018 Annual Report

Director Peterson highlights the development total has gone up slightly, as the single family home applications have gone down. He then stated that a few new subdivisions have been approved, so the single family home application trend may start to rise.

Member Mead asked Director Peterson when the Master Plan will be ready, Director Peterson stated it should be ready by February/March.

ARTICLE 8. Rules of Conduct

Director Peterson reiterated the importance of following communication rules with applicants, reminding members that all discussion needs to happen in a public forum.

ARTICLE 9. Planning Principles

Brief review of the provided document.

ARTICLE 10. Election of Officers

1. Election of officers of the Zoning Board of Appeals was held.

Chairman – Member Milliken

Motion was made by Member McDonald to elect Member Milliken to a two-year term. Supported by Member Moxley. Motion carried 5-0.

Vice-Chairman/Secretary – Member Mead

Motion was made by Member McDonald to elect Member Mead to a two-year term. Supported by Member Moxley. Motion carried 5-0.

2. Appointment to the Village Design Review Committee – Member Moxley

Motion was made by Member McDonald to elect Member Moxley to a one-year term. Supported by Member Mead. Motion carried 5-0.

ARTICLE 11. Calendar

Director Peterson invited Members to a 7pm joint meeting on May 21st.

ARTICLE 12. Any Other Business

None

ARTICLE 13. Adjournment

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

Respectfully submitted,
Aaron Mead, Secretary