

MINUTES

Cascade Charter Township Zoning Board of Appeals
Tuesday, December 13, 2011
7:00 P.M.

ARTICLE 1. Chairman Mel Casey called the meeting to order at 7:00 P.M.
Members Present: Casey, Goldberg, James, Logue, McDonald
Members Absent: none
Others Present: Planning Director, Steve Peterson

ARTICLE 2. Chairman Casey led the Pledge of Allegiance.

ARTICLE 3. Approve the Agenda

Motion was made by Member McDonald to approve the Agenda. Support by Member James. Motion carried.

ARTICLE 4. Approve the Minutes of the November 15, 2011 Meeting.

Motion was made by Member Goldberg to approve the Minutes. Support by Member McDonald. Motion carried.

**ARTICLE 5. Case # 11-3055 Target
(Public Hearing)**

Property Address: 5120 28th St.

Requested Action: The applicant (Conlon Construction) is seeking ZBA approval to store 25-30 storage containers on site during a remodel project. The containers would be in the parking lot for approximately 4 months.

Planning Director Steve Peterson stated that there have been similar cases in the past, all being approved provided they have a limitation on how long they are present. The longest has been one year. This case is fairly routine and Peterson is recommending approval.

Applicant Jarod Kayser was present representing Conlon Construction. He said that the start date would be December 27 and the end date is April 22. The containers will be used for construction materials and interior storage.

Member Goldberg made a Motion to open Public Hearing. Support by Member James. Motion carried.

The Planner reported that he had received no telephone calls or correspondence. No one from the public was present to comment.

Member Goldberg made a Motion to close Public Hearing. Support by Member McDonald. Motion carried.

Member Goldberg made a Motion to approve the request of the applicant to store 25-30 storage containers on site during a remodel project with a limit of 4 months. Support by Member McDonald. Motion carried unanimously.

ARTICLE 6.

Case # 11-3056 2600 Horizon, LLC

(Public Hearing)

Property Address: 2600 Horizon Drive SE

Requested Action: The applicant is seeking a variance to allow a sign to be constructed closer to the property line than permitted.

Planner Peterson shared a map, showing the location of the property. He noted that access to this area of the township is a challenge so signage is very important. The applicant recently bought this development and is in the process of giving it a refreshed appearance. The applicant would like more exposure off from the highway, so the applicant has chosen to place their ground sign along I-96.

The reason for the Variance is that the placement of the sign is closer to the property line than permitted. They could move the sign west; however there is a big drop off that would probably create the need for a taller sign than allowed.

There have been three similar variances granted in recent years. Staff recommends that this request be granted.

Chairman Casey asked if there were any questions for the Planner. Member Goldberg wondered what would happen if MDOT wanted to expand the road. Staff replied that they are not infringing on the right of way at all.

Chairman Casey asked if the applicant wished to add any information. The applicant is Andy Wenzel and he works with the Hinman Company, owner of 2600 Horizon LLC. He shared pictures of the property and explained reasons for the variance request.

There were no questions of the applicant.

Member McDonald made a Motion to open Public Hearing. Support by Member James. Motion carried.

Planner Peterson said he had not received any phone calls or letters. No one from the public was present to comment.

Member Goldberg made a Motion to close Public Hearing. Support by Member James. Motion carried.

Member McDonald made a Motion to approve the Variance based on the finding of facts that Staff has presented. Support by Member James. Motion carried unanimously.

ARTICLE 7.

Case # 11-3057 Paragon Die and Engineering

(Public Hearing)

Property Address: 5225 – 33rd Street

Requested Action: The applicant is requesting a variance to allow an addition to come within 6 feet of a side property line. A variance is needed for an exception to the minimum 25 foot side yard setback.

Staff stated that the applicant is seeking permission to add about 16,000 sq ft onto the building. This will require site plan approval by the Planning Commission.

The applicant currently has a side setback of 25 feet to the nearest portion of the building. The building is adjacent to a large unoccupied property owned by Consumers Energy. Situations like this have been given consideration in the past, mostly because the Consumers property does provide the intended separation.

The applicant has met with the Township building official to discuss the impact the variance would have on the building code and recognizes that they may have to beef up the wall in order to comply with the building code.

Peterson said that this appears to be a legitimate variance request and still meets the intent of the zoning regulation. Staff recommends approval of the variance.

Doug Stalsonburg from Exxel Engineering is the applicant and represents Paragon Die and Engineering. He offered a couple comments. First, he said, the setback varies from 6 to 7 feet because the existing building is not parallel to the property line. Secondly, this will allow a 30 foot width at the narrowest part of the building addition, which is very important to Paragon to allow the workflow to improve in the building.

Chairman Casey asked Staff if there were any phone calls or letters from the public. Peterson replied that there were none.

Member Goldberg made a Motion to open Public Hearing. Support by Member James. Motion carried.

With no one from the public to speak, Member Goldberg made a Motion to close Public Hearing. Support by Member McDonald. Motion carried.

Member Goldberg commented that he likes to see businesses expand and prosper in the Township.

Member Goldberg stated that based on the factors made by Staff, he entertained a Motion to grant the Variance requested by the applicant. Support by Member McDonald. Motion carried unanimously.

ARTICLE 8. Any other business

2012 meeting schedule and deadline dates

ARTICLE 9. Adjournment

**Motion was made by Member Goldberg to adjourn. Support by Member James.
Motion carried. The meeting was adjourned at 7:40 p.m.**

Respectfully submitted,
Tom McDonald, Secretary
Carol M. Meyer, Planning Administrative Assistant