

**MINUTES**

Cascade Charter Township  
Planning Commission  
Monday, October 16, 2017  
7:00 P.M.

**ARTICLE 1.** Vice Chairman Sperla called the meeting to order at 7:00 P.M.  
Members Present: Katsma, Johnson, Lewis, Mead, Pennington, Rissi, Robinson and Williams (as of Article 5)  
Members Absent:  
Others Present: Community Development Director, Steve Peterson 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 Agenda. Supported by Member Robinson. Motion carried 8 to 0.**

**ARTICLE 4. Approve the Minutes of the September 18, 2017 Meeting.**

**Motion was made by Member Johnson to approve the Minutes. Supported by Member Rissi. Motion carried 8 to 0.**

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

No visitors who were present wished to speak about non-agenda items.

**ARTICLE 6. Case #17-3411 Troy Ruby  
Public Hearing**

**Property Address: 8358 28<sup>th</sup> St.**

**Requested Action:** The Applicant is requesting a Special Use Permit to construct an addition to an accessory building in excess of 832 ft.

Director Peterson stated that the Applicant is requesting permission to construct a 1,184 sq. ft. addition to the existing building (1,008 sq. ft.) This would bring the building to 2,192 sq. ft. Because it would be over 832 sq. ft., a special use permit is required.

With less than 3 acres, they are only allowed this one building. The addition will be about 20 feet tall measured to the midpoint. This requires a setback of 60 feet. The site plan shows a setback of 70 feet in the nearest property line.

The location of the building is a little unusual in that it is on the opposite side of the street from the home. Since the addition is behind the existing building, the location of the right-of-way ("ROW") is not an issue.

The plans do not indicate the type of siding or roofing. However, inspection revealed that the area has a mix of natural siding as well as metal.

Director Peterson recommends approval of the Special Use Permit to construct an addition to the building as requested under the following conditions:

1. The building is not used for living space or to run a business; and
2. Any outdoor lighting meets our regulations.

Chairman Sperla asked the Applicant to come forward with any comments.

Mr. Ruby came forward simply to inform the members that the purpose of the addition/building is for personal storage of cars, boats, etc. and he would not be running a business out of the building. The building would be black steel sided with a silver steel roof and a cement foundation. Mr. Ruby added that he spoke with a couple of the neighbors and no one had complaints about him putting on the addition.

**Motion was made by Member Rissi to open Public Hearing. Supported by Member Robinson. Motion carried 9 to 0.**

No one from the public came forward.

**Motion was made by Member Pennington to close Public Hearing. Supported by Member Rissi. Motion carried 9 to 0.**

**Motion was made by Member Mead to approve the Special Use Permit to construct an addition to an accessory building in excess of 832 sq. ft. with the conditions listed by Director Peterson above. Supported by Member Robinson. Motion carried 9 to 0.**

**ARTICLE 7. Case #17-3412 Joe Priest**

**Public Hearing**

**Property Address: 2860 Cascade Springs SE**

**Requested Action:** The Applicant is requesting a Type I Special Use Permit to allow a 6 feet tall fence in the front yard.

Director Peterson stated that the Applicant is requesting a Type I Special Use Permit to allow for a taller fence in the front yard. They are asking to have 32 feet of fence in the front yard 6 feet tall. Fences in the front yard are limited to 4 feet tall without a Special Use Permit. The fence is planned to be a white vinyl fence.

The fence would actually be on the side lot line perpendicular with Dorset, but because it is in the front yard it is limited to 4 feet. Upon inspection, he found that the taller fence would not cause a vision problem.

Director Peterson recommends approval of the request for a Type I Special Use Permit to allow the 6 feet tall fence in the front yard as proposed.

Chairman Sperla asked the Applicant to come forward with any comments.

Mr. Priest came forward to make a correction to Director Peterson's presentation. He stated that the fence would be parallel to Dorset, not perpendicular. The purpose of the fence is for a little more privacy and play area from Dorset. Applicant has spoken to a couple of neighbors and has received positive comments from them.

**Motion was made by Member Rissi to open Public Hearing. Supported by Member Mead. Motion carried 9 to 0.**

No one from the public came forward.

**Motion was made by Member Rissi to close Public Hearing. Supported by Member Lewis. Motion carried 9 to 0.**

**Motion was made by Member Pennington to approve the Type I Special Use Permit to allow for a 6 feet tall fence in the front yard. Supported by Member Robinson. Motion carried 9 to 0.**

**ARTICLE 8. Any other business.**

**ARTICLE 9. Adjournment**

**Motion was made by Member Mead to adjourn. Supported by Member Rissi. Motion carried 9 to 0. The meeting was adjourned at 7:25 p.m.**

Respectfully submitted,  
Scott Rissi, Secretary