

MINUTES
Cascade Charter Township Zoning Board of Appeals
Tuesday, July 10, 2018
7:00 P.M.

ARTICLE 1. Chairman Berra called the meeting to order at 7:00 P.M.
Members Present: Berra, McDonald, Mead, Pennington
Members Absent: Milliken
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 4 to 0.

ARTICLE 4. Approve the Minutes of the June 12, 2018 Meeting.

Motion was made by Member McDonald to approve the Minutes of June 12, 2018. Supported by Member Mead. Motion carried 4 to 0.

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

No visitors came forward.

**ARTICLE 6. Case #18:3468 Town Center Inn & Suites
Public Hearing**

Property Address: 4834 Town Center Dr. SE

Requested Action: The Applicant is requesting a variance to allow a property split that would reduce the required bufferyard.

Director Peterson stated that Applicant is requesting approval from the ZBA to allow the property to be split, which would result in a bufferyard less than required. The allowed buffer for a sideyard would be 10 feet. Applicant is requesting approximately 3.5 feet of bufferyard.

This project was approved in 2017. This property is located in Meadowbrooke and will consist of two hotels, one of which has already started construction. The variance is necessary to go ahead with the other. Peterson explained that this is a unique situation since the Meadowbrooke PUD allows for two buildings on one parcel and allows for reduction of setbacks due to wetlands. However, since they received approval for the project with two hotels on one parcel the banks are requiring the hotels have their own parcel. Even with the allowed reduction in setbacks due to wetlands, which are on site they still need a variance.

Director Peterson stated that if the variance is approved the site would be developed exactly as originally approved. Peterson recommends approval of the requested variance.

Chairman Berra invited the Applicant to come forward.

Mr. Piromari came forward to clarify that the property split is necessary because there are two loans and the bank would like each to have a parcel number. He also stated that the hotels would be franchises of Town Place by Marriott and Holiday Inn Express by IAG.

Motion was made by Member McDonald to open Public Hearing. Supported by Member Mead. Motion carried 4 to 0.

No one came forward.

Motion was made by Member Mead to close Public Hearing. Supported by Member McDonald. Motion carried 4 to 0.

Motion was made by Member McDonald to approve the variance to allow the property split with a reduced bufferyard. Supported by Member Mead. Motion carried 4 to 0.

ARTICLE 7.

Case #18:3465 Star Truck Rental

Public Hearing

Property Address: 5260 36th Street

Requested Action: The Applicant is requesting a variance to allow a sign closer to the road than permitted.

Director Peterson stated Applicant is requesting a variance to install a new ground sign along 36th Street. The ordinance for sign placement would require 25 feet setback from the road and no closer than 5 feet to the road row. The new sign would be 19 feet from the road and 8 feet from the road row.

Chairman Berra invited the Applicant to come forward.

Mr. Bylenga came forward to explain that the new sign is important for the business. Currently, truckers coming in cannot find them and the new sign would help keep traffic running smoothly.

Motion was made by Member Mead to open Public Hearing. Supported by Member McDonald. Motion carried 4 to 0.

No one came forward.

Motion was made by Member McDonald to close Public Hearing. Supported by Member Pennington. Motion carried 4 to 0.

Motion was made by Member Mead to approve the variance to allow a sign closer to the road than permitted. Supported by Member Mead. Motion carried 4 to 0.

ARTICLE 8. Any other business.

ARTICLE 9. Adjournment

Motion was made by Member McDonald to adjourn. Supported by Member Pennington. Motion carried 6 to 0. Meeting adjourned at 7:20 p.m.

Respectfully submitted,
Valerie Milliken, Secretary