

MINUTES  
Cascade Charter Township Zoning Board of Appeals  
Tuesday, July 13, 2021  
5:30 P.M.

**ARTICLE 1.** Vice-Chairman Moxley called the meeting to order at 5:30 P.M.  
Members Present: Berra, McDonald, Puplava, Milliken, Moxley  
Members Absent: Chairman Mead  
Others Present: Planner Brian Hilbrands

**ARTICLE 2. Vice-Chairman Moxley led the Pledge of Allegiance.**

**ARTICLE 3. Approve the Agenda.**

**Motion was made by Member McDonald to approve the Agenda. Supported by Member Puplava. Motion carried 5 to 0.**

**ARTICLE 4. Approve the Minutes of the June 8, 2021 Meeting.**

**Motion was made by Member McDonald to approve the Minutes of June 8, 2021. Supported by Member Berra. 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 #21-3642/ Woods Builders Homes, Inc.**

**Public Hearing**

**Property Address: 7703 – 30<sup>th</sup> Street**

**Requested Action:** The applicant is requesting a variance to keep an accessory building on the property while the existing home is demolished and a new home is built.

Planner Hilbrands stated the applicant is requesting a variance to remove the home and to leave the accessory building on the property without a principal structure. The zoning ordinance states that a house has to be at least 50% complete for an accessory building to be constructed on the property.

Planner Hilbrands stated the township has had similar variances granted in the past with the stipulation that the home is built in a timely manner and a performance bond is provided to allow the township to remove the accessory building if the property does not come into compliance.

The applicant believes they will have the new house built within one year and have been made aware of the bond.

Planner Hilbrands stated that staff is recommending approval of the variance with the following conditions:

1. The house is at least 50% complete (rough-in) within a year.

2. The applicant provide a performance bond for the removal of the accessory building if the home is not at least 50% complete within one year. The amount of the bond will be at a minimum of \$10,000.
3. The bond will be released when the property is in compliance.

**Motion was made by Member McDonald to open Public Hearing. Supported by Member Puplava. Motion carried 5 to 0.**

Vice-Chair Moxley invited the applicant to the podium to answer questions. Vice-Chair Moxley asked if the use of the accessory building is for storage. The applicant confirmed that it will be. Vice-Chair Moxley asked the contractor approximately how long he felt construction would take. The contractor stated the new home will be constructed pretty much on the same footprint.

Mr. Rinvelt of 2933 Windsong Woods Ct. asked if the line of trees will remain on the west side of the property and if the storage shed is for personal use. The applicant stated there is an easement on the west edge of the property owned by another person but the applicant has no intention of taking out the line of trees. The storage shed is for personal use.

Mr. Rinvelt also commented, on a side note, that the grounds in the Village, the mowing, flowers and shrubs look excellent. Member McDonald thanked Mr. Rinvelt for the comment.

Member McDonald asked Planner Hilbrands if there were any additional public comments made. Planner Hilbrands stated there was none.

**Motion was made by Member McDonald to close the Public Hearing. Supported by Member Berra. Motion carried 5 to 0.**

Member McDonald stated that the Zoning Board has had several cases like this over the last decade or so and it is very straightforward.

**Motion was made by Member McDonald to approve the variance with the conditions listed above by Staff. Supported by Member Berra. Motion carried 5 to 0.**

**ARTICLE 7. Any Other Business**

- Planner Hilbrands reminded ZBA members to get their picture taken for name badges.
- The next meeting will be August 10, 2021.

**ARTICLE 10. Adjournment**

**Motion was made by Member Puplava to adjourn. Supported by Member Berra. Motion carried 5 to 0. The Meeting was adjourned at 5:39 P.M.**

Respectfully submitted,  
Ralph Moxley, Secretary