

MINUTES
Cascade Charter Township Zoning Board of Appeals
Tuesday, February 11, 2020
5:30 P.M.

ARTICLE 1. Chairman Milliken called the meeting to order at 5:30 P.M.
Members Present: Mead, McDonald, Moxley, Milliken, Pupilava
Members Absent: Berra
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

ARTICLE 2. Chairman Milliken led the Pledge of Allegiance.

ARTICLE 3. Approve the Agenda.

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

ARTICLE 4. Approve the Minutes of the November 12, 2019 Meeting.

Motion was made by Member McDonald to approve the Minutes of November 12, 2019. Supported by Member Mead. Motion carried 5 to 0.

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

There were no visitors.

ARTICLE 6. Case #20-3573 Augusta Tower
Public Hearing

Property Address: 5680 Kraft Ave SE

Requested Action: The applicant is requesting a variance to allow a new driveway off from Kraft Ave that does not meet our spacing standards.

Director Peterson stated the Applicant wants to develop this piece of property, and in order to do so needs two driveways along Kraft Avenue. This is a project that will have to go to the Planning Commission for their approval, but because there is a Zoning Variance needed to be approved, they are here first. Director Peterson stated that the Applicant has a little over 300 feet of frontage, and the ordinance states the Planning Commission may permit a second driveway. The speed limit of the road determines the separation of driveways on the same side of the road. Director Peterson stated that there is not another driveway in that area until you get much further to the south. The driveways the Applicant is proposing are have 270 feet of separation, 300 feet is required. The Zoning Board is allowed to grant a Variance down to as much as 210 feet of separation.

Director Peterson stated his concern for the properties to the north, as there wouldn't be enough distance to create another driveway for those two pieces of property. Those two properties would need to share a curb cut. The Applicant submitted an easement agreement that was worked out with those two property owners, and will need to be recorded. Director Peterson stated the only other condition would be to get approval from the Planning Commission for their site plan.

Staff recommends approval of the variance with the conditions that the Planning Commission approves their site plan, and that the easement agreement with the adjoining property owners is recorded.

Director Peterson stated that he did not hear from anyone as a result of the public notice mailings.

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

No one came forward with comment.

Motion was made by Member McDonald to close Public Hearing. Supported by Member Pupilava. Motion carried 5-0.

Motion was made by Member Mead to approve the variance request to allow the 270-foot spacing between driveways with the following conditions:

- 1. The Planning Commission approves the site plan.**
- 2. The easement agreement is recorded.**

Supported by Member Moxley. Motion carried 5-0.

ARTICLE 7. Election of Officers

Director Peterson stated that each position can be held for two terms, Chairman Milliken and Vice Chairman Berra are each eligible for another term.

Motion was made by Member Mead to reelect Chairman Milliken and Vice Chairman Berra to their current positions to each serve another term. Supported by Member McDonald. Motion carried 5-0.

Director Peterson then stated that a Zoning Board Member is also elected on to the Village Design Review Committee (VDRC).

Motion was made by Member McDonald to elect Member Mead to the VDRC position. Supported by Member Milliken. Motion carried 5-0.

**Chairman - Milliken
Vice Chairman - Berra
VDRC - Mead**

ARTICLE 8. 2019 Annual Report

Director Peterson described the past year to be normal for the Zoning Board, and stated there were more cases than the previous year.

ARTICLE 9. Rules of Conduct

Director Peterson reminded Members that discussion with each other or residents about any case(s) needs to be held during Meetings, not outside of proceedings.

ARTICLE 10. Planning Principles

Director Peterson stated the Principles to be aspirational for the Township.

ARTICLE 11. 2020 Calendar

Director Peterson confirmed Members have a copy of the calendar.

ARTICLE 12. Any Other Business

None

ARTICLE 13. Adjournment

Motion was made by Member Moxley to adjourn. Supported by Member Pupilava. Motion carried 5 to 0. Meeting adjourned at 5:42 p.m.

Respectfully submitted,
Aaron Mead, Secretary