

MINUTES
Cascade Charter Township Zoning Board of Appeals
Tuesday, November December 8, 2020
5:30 P.M.
Virtual Meeting

ARTICLE 1. Chairman Milliken called the meeting to order at 5:30 P.M.
Members Present: Berra, McDonald, Milliken, and Mead
Members Absent: Moxley (excused, meeting link would not connect)
Others Present: Community Development Director, Steve Peterson, and Planner Brian Hilbrands

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 4 to 0.

ARTICLE 4. Approve the Minutes of the October 13, 2020 Meeting.

Motion was made by Member McDonald to approve the Minutes of October 13, 2020. Supported by Member Berra. Motion carried 4 to 0.

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

Mr. and Mrs. Klamer (6891 Berger Dr.) wished to voice their support for the applicants request.

ARTICLE 6. Case #20-3613/BDR Inc.

Public Hearing

Property Address: 6921 Burger Dr SE

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

Planner Hilbrands states that the Township ordinance states that a house to be 50% complete before an accessory building is constructed, however there have been similar variances granted when the house is built in a timely manner and a performance bond is provided to the Township. Mr. Hilbrands states that the applicant has indicated that they believe the house will be built within a year, and is willing to obtain a \$10,000 bond to ensure the house is built, and allow the Township to remove the building if the property does not come into compliance.

Mr. Hilbrands states that Staff is recommending approval of the variance with the following three conditions:

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

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

Member McDonald stated that he believes it to be helpful when comment and information is received from neighbors regarding cases.

Mr. Hilbrands stated that he received an email earlier in the day from a neighbor on the other side of the applicant that is also in support of the applicants request.

Mr. Klamer again voiced support for the applicant, and stated that they are very comfortable with the applicants building being close to their property line.

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

Motion was made by Member McDonald to approve the applicant's variance as presented with Staff conditions. Supported by Member Berra. Motion carried 4 to 0.

ARTICLE 7. Any other business.

There was no other business.

ARTICLE 8. Adjournment

Motion was made by Member Mead to adjourn. Supported by Member McDonald. Motion carried 4 to 0. Meeting adjourned at 5:38p.m.

Respectfully submitted,
Aaron Mead, Secretary