

MINUTES
Cascade Charter Township
Planning Commission
Monday, December 21, 2020
7:00 P.M.
Virtual Meeting

ARTICLE 1. Chairman Rissi called the meeting to order at 7:00 P.M.
Members Present: Johnson, Katsma, Krieter, Slater, Rapin, Deering, Rissi, Moxley and Noordyke
Members Absent:
Others Present: Community Development Director, Steve Peterson, and Planner, Brian Hilbrands

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda

Motion was made by Member Johnson to approve the Agenda. Supported by Member Krieter. Motion carried 9 to 0.

ARTICLE 4. Approve the Minutes of the December 7, 2020 meeting

Motion was made by Member to Katsma approve the minutes of December 7, 2020 meeting. Supported by Member Slater. Motion carried 9 to 0.

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

There was no public comment.

**ARTICLE 6. Case #20-3616/Staples
Public Hearing**

Property Address: 5288 Buttrick Ave.

Requested Action: The applicant is requesting a special use permit to construct an accessory building larger than 832 square feet.

Planner Brian Hilbrands stated that the proposed building is 32x40 feet, and has a small 2x10 chicken coop attached. The building will total 1,300 square feet, and has a height of 20 feet tall measured to the midpoint of the roof. Mr. Hilbrands states that this height requires a setback of 60 feet to the side and rear property lines, and that the applicant shows a setback of 80 feet to the side property line, and 120 feet to the rear property line. Mr. Hilbrands stated that since this property is under 3 acres in size, this is the only accessory building permitted to be on the property, and the applicant has indicated that they intend to use this building for storage.

Mr. Hilbrands states that the building is normal in size and appearance for the area, and the applicant appears to meet all Township standards for an accessory building.

Mr. Hilbrands is recommending approval of the special use permit with the two following conditions:

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

Member Moxley asks if the 1,300 square feet includes just the first floor, or if the balcony on the second floor is included. Mr. Hilbrands states that the 1,300 square feet represents the footprint of the building.

Chairman Rissi invited the applicant to speak.

Mr. Michael Staples stated that he had nothing to add, but would be happy to answer any questions.

Motion was made by Member Rapin to enter into Public Hearing. Supported by Member Johnson. Motion carried 9 to 0.

Chairman Rissi invited members of the general public to come forward with comment.

There was no public comment.

Motion was made by Member Katsma to close the Public Hearing. Supported by Member Krieter. Motion carried 9 to 0.

Member Katsma asked Mr. Hilbrands if he has received any feedback from the public notices that were sent out, Mr. Hilbrands stated that he has a neighbor call with general questions, but no concerns about the proposed building.

Motion was made by Member Rapin to approve the special use permit with noted staff recommendations. Supported by Member Noordyke. Mr. Hilbrands performed a roll call vote; motion carried 9 to 0.

ARTICLE 7. Any other business

Director Peterson stated that Manager Swayze will be introducing the CIP (Capital Improvement Plan) to Members during the January 18th, 2021 meeting.

Chairman Rissi asked if the election of officers, rules of conduct, and annual end of year review/report will also be held during this meeting. Director Peterson stated that yes, those items will be addressed during that meeting, which is typically the first meeting of the year.

ARTICLE 8. Adjournment

**Motion was made by Member Johnson to adjourn. Supported by Member Deering.
Motion carried 9 to 0. The meeting was adjourned at 7:13 p.m.**

Respectfully submitted,
Brett Katsma, Secretary