

MINUTES  
Cascade Charter Township Zoning Board of Appeals  
Tuesday, October 13, 2020  
5:30 P.M.  
Cascade Library Wisner Center  
2870 Jacksmith Ave SE

- ARTICLE 1.** Chairman Milliken called the meeting to order at 5:30 P.M.  
Members Present: Pupilava, Mead, McDonald, Moxley, Berra, and Milliken  
Members Absent:  
Others Present: Community Development Director, Steve Peterson, Planner Brian Hilbrands, 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 Berra. Motion carried 6 to 0.**
- ARTICLE 4.** Approve the Minutes of the September 8, 2020 Meeting.  
  
**Motion was made by Member McDonald to approve the Minutes of September 8, 2020. Supported by Member Mead. Motion carried 6 to 0.**
- ARTICLE 5.** Acknowledge visitors and those wishing to speak to non-agenda items.  
  
No visitors came forward to speak.
- ARTICLE 6.** Case #20-3606 Denison/Buchholz  
**Public Hearing**  
**Property Address: 3711 Pine Park Ct SE**  
**Requested Action:** The Applicant is requesting a variance to construct an accessory building in the front yard.  
  
Planner Brian Hilbrands stated that the proposed building would be 20x20, with a total of 400 square feet. Mr. Hilbrands stated that because the applicant has a through lot with two front yards (per zoning ordinance) with no rear yard, this leaves very little space where an accessory building can be located without a variance. The location of the building in the front yard is the only variance being requested. Mr. Hilbrands stated

that the building will be located in the front yard facing Cascade Road, with a shown setback of 115 feet from the road right of way (required setback is 50 feet). The side yard setback is shown to be 20 feet from the lot line (required setback is 10 feet). Mr. Hilbrands stated the building will not be located closer to Cascade Road than either of the buildings on adjacent properties, so it will not appear that the building is in the front yard of the applicants property.

Mr. Hilbrands stated that the applicant has indicated access to the building will come off of Pine Park Court, and the most impacted neighbor to the north has a line of vegetation between their property and the proposed building that would help screen the building. Mr. Hilbrands states there is also a line of vegetation between the proposed building and Cascade Road.

Mr. Hilbrands stated that Staff is recommending approval of the variance with the one condition that access to the building comes off Pine Park Court.

Member Moxley asked Mr. Hilbrands what type of trees makes up the line of trees on the north side of the property, Mr. Hilbrands states they are Evergreen trees.

**Motion was made by Member McDonald to open Public Hearing. Supported by Member Mead. Motion carried 6 to 0.**

No member of the public came forward with comment.

**Motion was made by Member McDonald to close Public Hearing. Supported by Member Mead. Motion carried 6 to 0.**

**Motion was made by Member Mead to approve the variance with the Staff condition that access to the building be off Pine Park Court. Supported by Member Moxley. Motion carried 6 to 0.**

**ARTICLE 7. Case #20-3607 Lance Korhorn  
Public Hearing**

**Property Address: 3480 Buttrick Ave**

**Requested Action:** The Applicant is requesting a variance to allow the construction of his new home on the same property as his exiting home.

Director Peterson stated that this is a unique request that is not seen often. Two homes are not allowed on a single piece of property, so that is the purpose of the requested variance. Director Peterson stated that because there are two accessory buildings on the property, the applicant is aware that they are not allowed to have an attached garage. Director Peterson stated that the applicant has indicated they have building permits ready and believes they will be in the new home within 9 months. Director Peterson stated that in previous similar cases, a performance bond of \$10,000 has been required to ensure the temporary home be removed in a timely manner.

Director Peterson stated that he recommends approval of the applicants requested variance, and that he has not received any comment as a result of the public hearing notice that was sent out.

Member Berra asked Director Peterson if there is any historic value for a house that is 100+ years old. Director Peterson stated that there may be for the owner, but the Township does not have any historic preservation or historic district.

Member Mead asked Director Peterson if he would be inclined to state that demolition of the old home needs to start within 30 days of receiving a certificate of occupancy for the new home. Director Peterson states that as long as the applicant is working on it, a time frame does not need to be stated, but can be if Members feel inclined to add one.

**Motion was made by Member McDonald to open Public Hearing. Supported by Member Mead. Motion carried 6 to 0.**

The applicants neighbor to the south stated that he is in favor of this proposal, and would prefer the applicants to live in the existing home during construction of their new home.

**Motion was made by Member McDonald to close the Public Hearing. Supported by Member Moxley. Motion carried 6 to 0.**

**Motion was made by Member McDonald to approve the variance based on Staff conditions. Supported by Member Berra. Motion carried 6 to 0.**

**ARTICLE 8.**

**Case #20-3604 Rolf & Melva Ludge**

**Public Hearing**

**Property Address: 4879 Buttrick Ave**

**Requested Action:** The Applicant is requesting an extension of a previous variance that allowed them to have an accessory building on the property with no house.

Director Peterson stated that this permit was previously granted, and the applicants were given one year to tear down the existing home and then build the new home. Due to Covid-19 related delays, they are in need of an extension of that same variance. Director Peterson states the applicant does have the permit for the new home and is ready to begin building.

Director Peterson is recommending approval of the applicants request for an extension; he recommends another one-year permit.

**Motion was made by Member McDonald to open Public Hearing. Supported by Member Berra. Motion carried 6 to 0.**

There was no public comment made.

**Motion was made by Member McDonald to close the Public Hearing. Supported by Member Moxley. Motion carried 6 to 0.**

**Motion was made by Member McDonald to approve the applicants variance request with conditions outlined by Staff. Supported by Member Berra. Motion carried 6 to 0.**

**ARTICLE 9. Any other business.**

None

**ARTICLE 10. Adjournment**

**Motion was made by Member Mead to adjourn. Supported by Member McDonald. Motion carried 6 to 0. Meeting adjourned at 5:45 p.m.**

Respectfully submitted,  
Aaron Mead, Secretary