

**AGENDA**  
**Cascade Charter Township Zoning Board of Appeals**  
**Tuesday, August 8, 2023**  
**5:30 pm**  
**2870 Jacksmith Ave**

- ARTICLE 1. Call the meeting to order  
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the minutes from the June 13, 2023 meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.  
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case #23-3777 - Goehring  
Public Hearing  
Property Address: 6389 Burton Street SE  
Requested Action: The applicant is requesting a variance to build an accessory building in the side yard.**
- ARTICLE 7. Any other business**
- ARTICLE 8. Adjournment**

**Meeting format**

1. **Staff Presentation** *Staff report and recommendation*
2. **Project presentation-** *Applicant presentation and explanation of project*
  - a. **PUBLIC HEARINGS**
    - i. *Open Public Hearing. Comments are limited to five minutes per speaker; exception may be granted by the chair for representative speakers and applicants*
    - ii. *Close public hearing*
3. **Commission discussion –** *May ask for clarification from applicant, staff or public*
4. **Commission decision - Options**
  - a. *Table the decision*
  - b. *Deny*
  - c. *Approve*
  - d. *Approve with conditions e.Recommendation to Township Board*

**Minutes**

Cascade Charter Township  
Zoning Board of Appeals  
Tuesday, June 13, 2023  
5:30 P.M.  
2870 Jacksmith Ave SE

**ARTICLE 1.** Chair Moxley called the meeting to order at 5:30 P.M.  
Members Present: Aaron Mead, Tom McDonald, Ralph Moxley, Lou Berra, Valerie Milliken  
Members Absent: None  
Others Present: Planning Director Brian Hilbrands, Zoning Administrator (ZA) Madison Smith-Jacoby, and those listed on the sign-in sheet.

**ARTICLE 2. Pledge of Allegiance**

**ARTICLE 3. Approve the current Agenda**

**Motion was made by Member Mead to approve the current agenda. Supported by Member Berra. Motion carried 5 to 0.**

**ARTICLE 4. Approve the Minutes of the May 9, 2023 Meeting**

**Motion was made by Member Berra to approve the May 9, 2023 meeting minutes as written. Motion carried 5 to 0.**

**ARTICLE 5. Acknowledge visitors and those wishing to speak**

There was no one who wished to speak.

**ARTICLE 6. Case #23-3766 – Bartlett**

**Property Address:** 1400 Buttrick Ave

**Requested Action:** The applicant is requesting a variance to build an accessory building in the front yard.

ZA Smith-Jacoby presented the case explaining that the applicants are seeking a variance to build an accessory building partially in the front yard. With an enclosed addition of 765sqft and patio of 186sqft, the total size of the accessory building with these additions will be 1,286sqft. The height will be 13.5ft to the midpoint of the roof requiring a 10ft side yard setback and 25ft rear yard setback. The proposed addition is planned to be located about 71ft away from the front yard line. This will result in a 107ft variance since the pool house is closer to the front yard than the house.

Staff recommended approval of the variance for an accessory building in the front yard with the conditions listed in the packet.

**Motion was made by member McDonald to open public hearing. Supported by Member Berra. Motion carried 5 to 0.**

There was no one that wished to speak.

**Motion was made by Member Mead to close public hearing. Supported by Member Berra. Motion carried 5 to 0.**

**Motion was made by Member Mead to approve the variance with the Staff recommendations. Supported by Member McDonald. Motion carried 5 to 0.**

**ARTICLE 7. Case #23-3769 – Vanderschaff**

**Property Address:** 3671 Cherry Lane SE

**Requested Action:** The applicant is requesting to build an accessory building in the side yard.

ZA Smith-Jacoby presented the case and explained that the applicant is seeking to expand their existing building in the side yard. The proposed addition of 1,120sqft will be connected to the north side of the existing structure and will be set 12ft from the home. Since the applicant has a 3.84-acre parcel, there are other ways he could build while remaining in compliance.

Staff recommended that the permit be denied since the applicant has the ability to build in compliance with the zoning standards. In the event that approval is granted, ZA Smith-Jacoby suggested two conditions: the space must not be utilized as a business or living area, and the outdoor lighting must comply with township regulations.

Dale Vanderschaff (3671 Cherry Ln) explained he will be utilizing this garage for his car collection and workshop. He also mentioned the height of the structure is for the implementation of a car lift.

**Motion was made by Member Mead to open public hearing. Supported by Member Berra. Motion carried 5 to 0.**

Hulst, a neighbor of the applicant, had no issues with the proposed garage addition. He stated he would only be able to see the structure when he drives by.

**Motion was made by Member Mead to close public hearing. Supported by Member Berra. Motion carried 5 to 0.**

Member McDonald said this was a reasonable request that will not negatively impact neighbors.

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

**ARTICLE 8. Any Other Business**

Member Mead asked Staff if they had received an EGLE permit from a previous applicant. Planning Director Hilbrands said they only received a Soil and Erosion Permit.

**ARTICLE 9. Adjournment**

**Motion was made by Member Mead to adjourn the meeting. Supported by Member Berra. Motion carried 5 to 0. The meeting adjourned at 5:57 P.M.**

Respectfully submitted,

Valerie Milliken, Secretary

DRAFT

**STAFF REPORT**

STAFF REPORT: Case # 22-3777  
REPORT DATE: July 11, 2023  
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals  
MEETING DATE: August 8, 2023  
PREPARED BY: Madison Smith-Jacoby

APPLICANT

**Harold Goehring**

ADDRESS: **6389 Burton Street SE**

STATUS OF APPLICANT: Property Owner

REQUESTED ACTION: Seeking a variance to build in the side yard of a corner lot.

EXISTING ZONING OF SUBJECT PARCEL: R1

GENERAL LOCATION: Burton Street, between Kraft Avenue and Cascade Pointe Drive

PARCEL SIZE: 0.5 acres

EXISTING LAND USE ON THE PARCEL: Residential

ADJACENT AREA LAND USES:  
N: Residential  
E: Residential  
S: Residential  
W: Residential

ZONING ON ADJOINING PARCELS:  
N: R1  
E: PUD - 75  
S: R2  
W: R1

**STAFF COMMENTS:**

- A. The applicant is requesting to build an accessory building (carriage house) within the west side yard setback of his corner lot.
- B. The owner has been restoring the 1876 historical home and would like to build a carriage house in the same style. The applicant indicates the carriage house’s peak would fit into the neighborhood and be in the style of historical carriage style architecture, matching the original home.
- C. The accessory building measures 24’ x 34’, for a total of 816sqft.
- D. The height of the building, to the midpoint of the roof, looks to be 17 feet. This height requires a 40’ setback from the side and rear yard. Refer to the applicant for final plans’ height and survey.
- E. The parcel is a corner lot, with two front yards and two side yards. The site plan indicates the carriage house setbacks will be:
  - East side: 10 feet, in line with principal residence setback.
  - West side: 30 feet.
  - Rear yard: 25 feet from the rear yard line,
- F. The proposed front yard setback meets the standards by not being placed closer to the front property line than the existing principal building (home) is.
- G. The existing shed on the property would be removed and the shipping container on the property will be removed as the parcel is only permitted one accessory building.
- H. The applicant has indicated the driveway will be extended to approach the new carriage house.
- I. Refer to the applicant for confirmation that the accessory building will not interfere with utilities on the property.

**According to section 9.07 of the Sign Ordinance, a variance may be granted by the Zoning Board of Appeals where the literal application of the Ordinance would create a Genuine hardship for the sign user and the following criteria are met. Before the Zoning Board of Appeals reaches a decision, they shall consider the following findings of fact:**

<i>Findings of Fact</i>	<i>Comment</i>
That there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question and that do not apply generally to the other nearby properties in the same zoning district.	The parcel is long and narrow. This makes the construction of a by-right permitted accessory building up to 832sqft difficult/not possible to build within setbacks. This size detached accessory building is permitted for every home, by right.

<p>That the exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of this Ordinance (any action taken by an applicant pursuant to lawfully adopted regulations preceding this Ordinance will not be considered self-created)</p>	<p>The parcel shape, placement of home, and setback standards are not the fault of the applicant. The height and architectural design of the building is a preference of the applicant.</p>
<p>That such variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.</p>	<p>The placement of the carriage house has been configured to require the minimum variance of 10 feet. The west side property line requires a 40' setback for height, the plans indicate a 30' setback.</p>
<p>That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.</p>	<p>The carriage house would be adjacent to neighbors' rear yards and the road. The property has large pine trees screening the building from Cascade Point Drive and neighbors to the east. I do not see this as being injurious as the nearby homes are taller, with attached garages.</p>
<p>That the condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought is not of so general or recurrent nature as to make it more reasonable and practical to amend the Zoning Ordinance.</p>	<p>The historical nature of the principal building on the property, the lot shape in comparison to neighboring parcels, and the architecture of the carriage house create a more unique situation, thus not practical to amend the Zoning Ordinance.</p>

RECOMMENDATION

Staff recommends that this variance be APPROVED based on the findings above, with the following conditions:

1. All outdoor lighting adheres to Cascade Township ordinance standards.
2. The accessory building not be used for a dwelling or home occupation.



# CASCADE CHARTER TOWNSHIP

5920 Tahoe Dr. SE, Grand Rapids, Michigan 49546-7140

## PLANNING & ZONING APPLICATION

APPLICANT: Name: Harold Goehring  
 Address: 6389 Burton St SE  
 City & Zip Code: Grand Rapids  
 Telephone: 616-443-8733  
 Email Address: Harold@campgroundsnow.com

OWNER: \* (If different from Applicant)  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City & Zip Code: \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Email Address: \_\_\_\_\_

NATURE OF THE REQUEST: (Please check the appropriate box or boxes)

<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Administrative Site Plan Review
<input type="checkbox"/> Deferred Parking	<input type="checkbox"/> P.U.D. - Rezoning *
<input type="checkbox"/> P.U.D. - Site Condominium *	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Site Plan Review *	<input type="checkbox"/> Sign Variance Subdivision
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Plat Review *
<input checked="" type="checkbox"/> Zoning Variance	<input type="checkbox"/> Other: _____ *

\* Requires an initial submission of 5 copies of the completed site plan

### BRIEFLY DESCRIBE YOUR REQUEST:\*\*

*This home built in 1876 with some updates over the years  
 I am keeping this home in its present period  
 I also would like to build a carriage house to fit the house  
 still, needing a little steeper roof pitch and pitch.  
 With only a 60' wide lot (SEE OTHER SIDE) I would need a variance  
 Please see (sketch) also with this request it would  
 be more fitting for the neighborhood*

LEGAL DESCRIPTION OF PROPERTY\*\*:

W 66 FT OF S. 330 FT OF SW 1/4 NW 1/4 Sec 9  
T6N R10W Q.50A.

Changed Parcel # 06/23/2009 @ 02:15 PM  
Brian

(\*\*Use Attachments If Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 41-19-09-151-005 To 41-19-09-160  
001

ADDRESS OF PROPERTY: 6389 Burton SE

PRESENT USE OF THE PROPERTY: Res

NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY:

Name(s)	Address(es)
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SIGNATURES

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) also agree to reimburse the Cascade Charter Township for all costs, including consultant costs, to review this request in a timely manner. I (we) understand that these costs may also include administrative reviews which may occur after the Township has taken action on my (our) request.

I (we) the undersigned also acknowledge that the proposed project does not violate any known property restrictions (i.e. plat restrictions, deed restrictions, covenants, etc.)

Harold Goehring  
Owner - Print or Type Name  
(\*If different from Applicant)

\_\_\_\_\_  
Applicant - Print or Type Name

\* Harold Goehring 6/27/23  
Owner's Signature & Date  
(\*If different from Applicant)

\_\_\_\_\_  
Applicant's Signature & Date

PLEASE ATTACH ALL REQUIRED DOCUMENTS NOTED IN THE PROCESS REVIEW SHEET - THANK YOU

# Kent County Web Map

August 01, 2023



GARAGE HEADR  
WILL DETERMINE  
HEIGHT OF  
PEAK & GARAGE  
WALL HEIGHT

24'-26'

18'

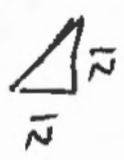
UPSTAIRS  
476 SF

114'

GARAGE  
816 S.F.

10'-4/-

8' 5'



concrete approach off current access.

24'

