

MINUTES  
Cascade Charter Township Zoning Board of Appeals  
Tuesday, August 13, 2019  
5:30 P.M.

**ARTICLE 1.** Chairman Milliken called the meeting to order at 5:30 P.M.  
Members Present: Berra, McDonald, Mead, Milliken, Moxley  
Members Absent: None  
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 February 12, 2019 Meeting.**

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

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

No visitors came forward.

**ARTICLE 6. Case #19-3539 Kimberly Lohr  
Public Hearing**

**Property Address: 4615 Whitneyville Ave SE**

**Requested Action:** The Applicant is requesting a variance to construct an addition to the house that does not meet the minimum 43-foot front setback.

Chairman Milliken announced that the Applicant has requested to withdraw her application.

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

No one came forward. Director Peterson stated that he did speak with the Applicant just prior to the start of the meeting tonight, and she did ask to withdraw her request.

**Motion was made by Member McDonald to close Public Hearing. Supported by Member Berra. Motion carried 5 to 0.**

**ARTICLE 7. Case #19-3540 Kerry Gorsuch**

**Public Hearing**

**Property Address: 3044 Thornapple River Drive**

**Requested Action:** The Applicant is requesting a variance to allow for the construction of a new home closer to the minimum 43-foot front setback.

Director Peterson stated Applicant is requesting a variance to tear down the existing house, and build a new one on this property. This property is about 20,000 sq ft, and the Applicant has recently purchased a neighboring vacant lot, adding to that 20,000 sq ft. The existing house is 24 feet back from the road right-of-way, the proposed home would be 27 feet back. Director Peterson stated that there are topography challenges on this property that include the wide right-of-way and setback. Director Peterson stated that there is a history of the Township granting variances for non-conforming lots when there is not an increase in non-conformity.

With the exception of not meeting the 43-foot front setback, Director Peterson stated that the Applicant does meet all other setback requirements. Most of the homes on the river side of Thornapple River Drive do not meet the 43-foot front setback.

Director Peterson is recommending that the Applicants variance request be granted, allowing them to build at a 27-foot front setback.

Director Peterson stated that he did not receive any public comment, but there are letters of support from neighbors in the packet for this case.

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

Mr. Kerry Gorsuch (Applicant) came forward to state that the proposed new home will not be any closer to the road than the neighbors are, and that it will be further back than the current home sits.

Ms. Gayle Rhode (3087 Thornapple River Drive) came forward to voice her support for new construction along Thornapple River Drive.

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

**Motion was made by Member Mead to approve the variance to allow for the construction of a new home closer to the minimum 43-foot front setback. Supported by Member McDonald. Motion carried 5 to 0.**

**ARTICLE 8. Case #19-3541 Wal-Mart Stores Inc.**  
**Public Hearing**  
**Property Address: 5958 28<sup>th</sup> St SE**  
**Requested Action:** Variance for wall signage.

Director Peterson stated that Walmart is allowed 225 sq feet of signage, that can be broken up between wall signage, and pylon signage. They

**ARTICLE 9. Any other business.**

**ARTICLE 10. Adjournment**

**Motion was made by Member McDonald to adjourn. Supported by Member Pennington. Motion carried 6 to 0. Meeting adjourned at 7:20 p.m.**

Respectfully submitted,  
Valerie Milliken, Secretary