

**AGENDA**  
**Cascade Charter Township Zoning Board of Appeals**  
**Tuesday, March 3rd, 2020**  
**5:30 pm**  
**Cascade Library Wisner Center**  
**2870 Jacksmith Ave. SE**

- 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 of the February 11, 2020 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 #20-3575 Todd and Amanda Shaarda  
Public Hearing  
**Property Address: 7788 Thornapple River Bayou Drive**  
**Requested Action:** The applicant is requesting a variance to allow an addition to the southwest corner of the home. The addition would allow for the side setback to be reduced to 7.5 feet. This would also allow for the front setback to be reduced to 12 feet.**
- ARTICLE 7. Case #20-3576 Target Store  
Public Hearing  
**Property Address: 5120 28<sup>th</sup> Street**  
**Requested Action:** The applicant is seeking ZBA approval to store containers on site during remodel project. The containers would be in the parking lot for a period of 5 months.**
- ARTICLE 8. Any other business.**
- ARTICLE 9. 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, February 11, 2020  
5:30 P.M.

**ARTICLE 1.** Chairman Milliken called the meeting to order at 5:30 P.M.  
Members Present: Mead, McDonald, Moxley, Milliken, Pupilava  
Members Absent: Berra  
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 November 12, 2019 Meeting.

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

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

There were no visitors.

**ARTICLE 6.** Case #20-3573 Augusta Tower  
Public Hearing

Property Address: 5680 Kraft Ave SE

Requested Action: The applicant is requesting a variance to allow a new driveway off from Kraft Ave that does not meet our spacing standards.

Director Peterson stated the Applicant wants to develop this piece of property, and in order to do so needs two driveways along Kraft Avenue. This is a project that will have to go to the Planning Commission for their approval, but because there is a Zoning Variance needed to be approved, they are here first. Director Peterson stated that the Applicant has a little over 300 feet of frontage, and the ordinance states the Planning Commission may permit a second driveway. The speed limit of the road determines the separation of driveways on the same side of the road. Director Peterson stated that there is not another driveway in that area until you get much further to the south. The driveways the Applicant is proposing are have 270 feet of separation, 300 feet is required. The Zoning Board is allowed to grant a Variance down to as much as 210 feet of separation.

Director Peterson stated his concern for the properties to the north, as there wouldn't be enough distance to create another driveway for those two pieces of property. Those two properties would need to share a curb cut. The Applicant submitted an easement agreement that was worked out with those two property owners, and will need to be recorded. Director Peterson stated the only other condition would be to get approval from the Planning Commission for their site plan.

Staff recommends approval of the variance with the conditions that the Planning Commission approves their site plan, and that the easement agreement with the adjoining property owners is recorded.

Director Peterson stated that he did not hear from anyone as a result of the public notice mailings.

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

No one came forward with comment.

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

**Motion was made by Member Mead to approve the variance request to allow the 270-foot spacing between driveways with the following conditions:**

- 1. The Planning Commission approves the site plan.**
- 2. The easement agreement is recorded.**

**Supported by Member Moxley. Motion carried 5-0.**

#### **ARTICLE 7. Election of Officers**

Director Peterson stated that each position can be held for two terms, Chairman Milliken and Vice Chairman Berra are each eligible for another term.

**Motion was made by Member Mead to reelect Chairman Milliken and Vice Chairman Berra to their current positions to each serve another term. Supported by Member McDonald. Motion carried 5-0.**

Director Peterson then stated that a Zoning Board Member is also elected on to the Village Design Review Committee (VDRC).

**Motion was made by Member McDonald to elect Member Mead to the VDRC position. Supported by Member Milliken. Motion carried 5-0.**

**Chairman - Milliken  
Vice Chairman - Berra  
VDRC - Mead**

**ARTICLE 8. 2019 Annual Report**

Director Peterson described the past year to be normal for the Zoning Board, and stated there were more cases than the previous year.

**ARTICLE 9. Rules of Conduct**

Director Peterson reminded Members that discussion with each other or residents about any case(s) needs to be held during Meetings, not outside of proceedings.

**ARTICLE 10. Planning Principles**

Director Peterson stated the Principles to be aspirational for the Township.

**ARTICLE 11. 2020 Calendar**

Director Peterson confirmed Members have a copy of the calendar.

**ARTICLE 12. Any Other Business**

None

**ARTICLE 13. Adjournment**

**Motion was made by Member Moxley to adjourn. Supported by Member Puplava. Motion carried 5 to 0. Meeting adjourned at 5:42 p.m.**

Respectfully submitted,  
Aaron Mead, Secretary

STAFF REPORT: Case # 20-3575  
REPORT DATE: February 19, 2020  
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals  
MEETING DATE: March 3, 2020  
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:  
Todd and Amanda Shaarda  
7788 Thornapple Bayou Dr  
Cascade MI 49546

STATUS  
OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a variance to allow an addition to the Southwest corner of the home. The addition would allow for the side setback to be reduced to 7.5 feet. This would also allow for the front setback to be reduced to 12 feet.

EXISTING ZONING OF  
SUBJECT PARCEL(S): R1

GENERAL LOCATION: The property is located on the north side of Thornapple Bayou Dr .

PARCEL SIZE: Approximately 30,000 sq ft

EXISTING LAND USE  
ON THE PROPERTY: Residential

ADJACENT AREA  
LAND USES: All Residential

ZONING ON  
ADJOINING PARCELS: All R1

### **STAFF COMMENTS**

1. The applicant is requesting a variance of Section 18.05 of the Zoning Ordinance. This section requires homes to have a minimum setback of 10 feet on the sides with the total of both sides being not less than 25 feet. It also requires a front setback of a minimum of 35 feet as measured to the road right of way.

2. The applicant currently has side setbacks of 16 and 14 feet. And a front setback of 41 feet. These setbacks are in compliance.
3. The owner would like to put on an addition for a garage. The proposed setbacks would be 7.5 on the side and 12 feet in the front.
4. A review of the other homes in the area shows that the homes pretty much line up right now and a variance for this house would be an exception
5. Its important to remember that we measure our setbacks to the road right of way. Thornapple Bayou Dr. is a private road. The right of way extends 33 feet into the property on each side of the road.
6. The lots on Thronapple Bayou are a little small for our R1 zoning. The applicant's lot is about 30,000. For similar lots today they would be required to be 40,000 sq ft.
7. In reviewing other zoning variances, we have not granted variance for similar lots when the existing home is in compliance and the neighborhood has setbacks in compliance as well.

Before the Zoning Board of Appeals can grant a variance, it must be assured that the request meets all of the findings of fact listed in the table below:

<b>Findings of Fact</b>	<b>Comment</b>
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.	Nothing exceptional for the circumstance for the area and already has non-conforming side setbacks.
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)	The request from the applicant has created the situation.
That such variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.	No variance necessary.
That the granting of the variance will not be injurious to the neighborhood or	This would be the only hose in the area with such setbacks if the variances are approved.

otherwise detrimental to the public welfare.	
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.	The situation is not unique
The Zoning Board of Appeals shall further find that the reasons set forth in application justify the granting of the variance, and that it is the minimum variance that will make possible the reasonable use of the land, building or structure.	

**STAFF RECOMMENDATION**

Staff Recommends Denial of the variance.

Attachments:           Application  
                                  Site Plan



# CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

## PLANNING & ZONING APPLICATION

**APPLICANT:** Name: Todd and Amanda Sharda  
 Address: 7788 Thornapple Bayou Dr. SE.  
 City & Zip Code: Grand Rapids, 49512  
 Telephone: 2616-490-8985 - 2616-868-2138  
 Email Address: astwarda@gmail.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                   |
| <input type="checkbox"/> Special Use Permit          | <input type="checkbox"/> Subdivision 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:\*\***

To add a 2 stall garage. To have the ability to store 2 cars inside the garage. In order to complete our project we request a variance. To be 10' from the <sup>Road</sup> easement and 8.5' from the lot line.

(\*\*Use Attachments if Necessary)

**-SEE OTHER SIDE-**

Assessing  
949-6176

Building  
949-3765

Buildings & Grounds  
682-4836

Clerk  
949-1508

Fire  
949-1320

Manager  
949-1500

Planning  
949-0224

Treasurer  
949-6944

LEGAL DESCRIPTION OF PROPERTY\*\*:

Part N 1/2 SE 1/4 COM AT SE COR OF N 1/2 SE 1/4 TH  
N 89D 47M W ALONG S 1/8 LINE 1724.0 FT TH N 1D  
43M E 1300 FT TO BEG OF THIS DESC - THIS 73D 22M  
E 100.0 FT TH N 9D 09M E 260 FT M/I TO CONT 66 FT ON  
RT BANK OF THORNAPPLE RIVER TH NWLY ALONG SD CONT. <sup>SEE</sup> Attachment  
(\*\*Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19-27-427-020

ADDRESS OF PROPERTY: 7788 Thornapple Bayou Drive

PRESENT USE OF THE PROPERTY: Residence

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

Name(s)	Address(es)
_____	_____
_____	_____

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.)

Amanda Sharda

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

Todd E. Sharda

Applicant - Print or Type Name

\* Amanda M Sharda 02-03-2020

Owner's Signature & Date  
(\*If different from Applicant)

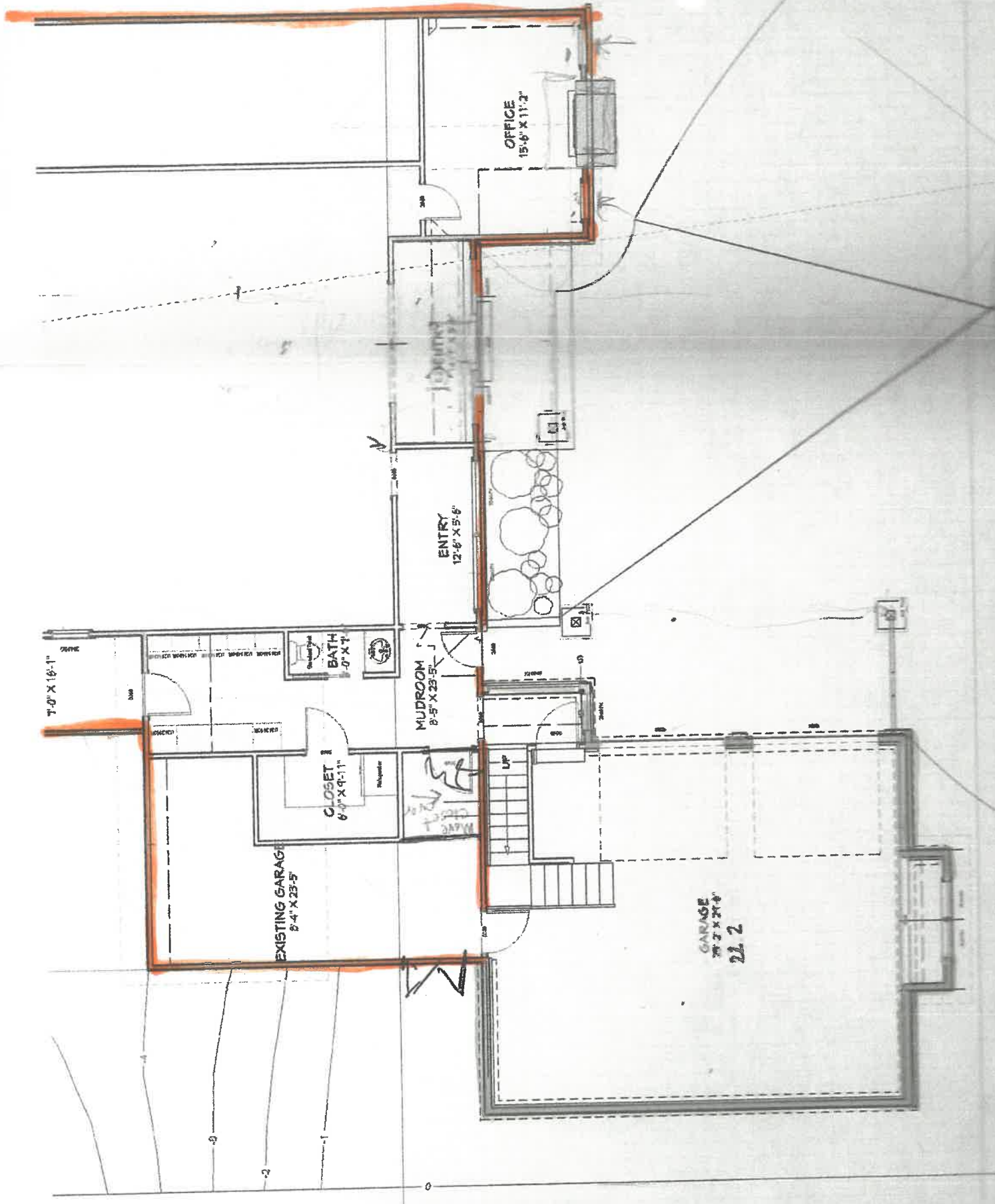
Todd E. Sharda

Applicant's Signature & Date

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

Rev. 7/24/14





OFFICE  
15'-6" X 11'-2"

ENTRY  
12'-6" X 5'-6"

MUDROOM  
8'-5" X 23'-5"

CLOSET  
6'-0" X 9'-1"

BATH  
7'-0" X 4'-1"

EXISTING GARAGE  
9'-4" X 23'-5"

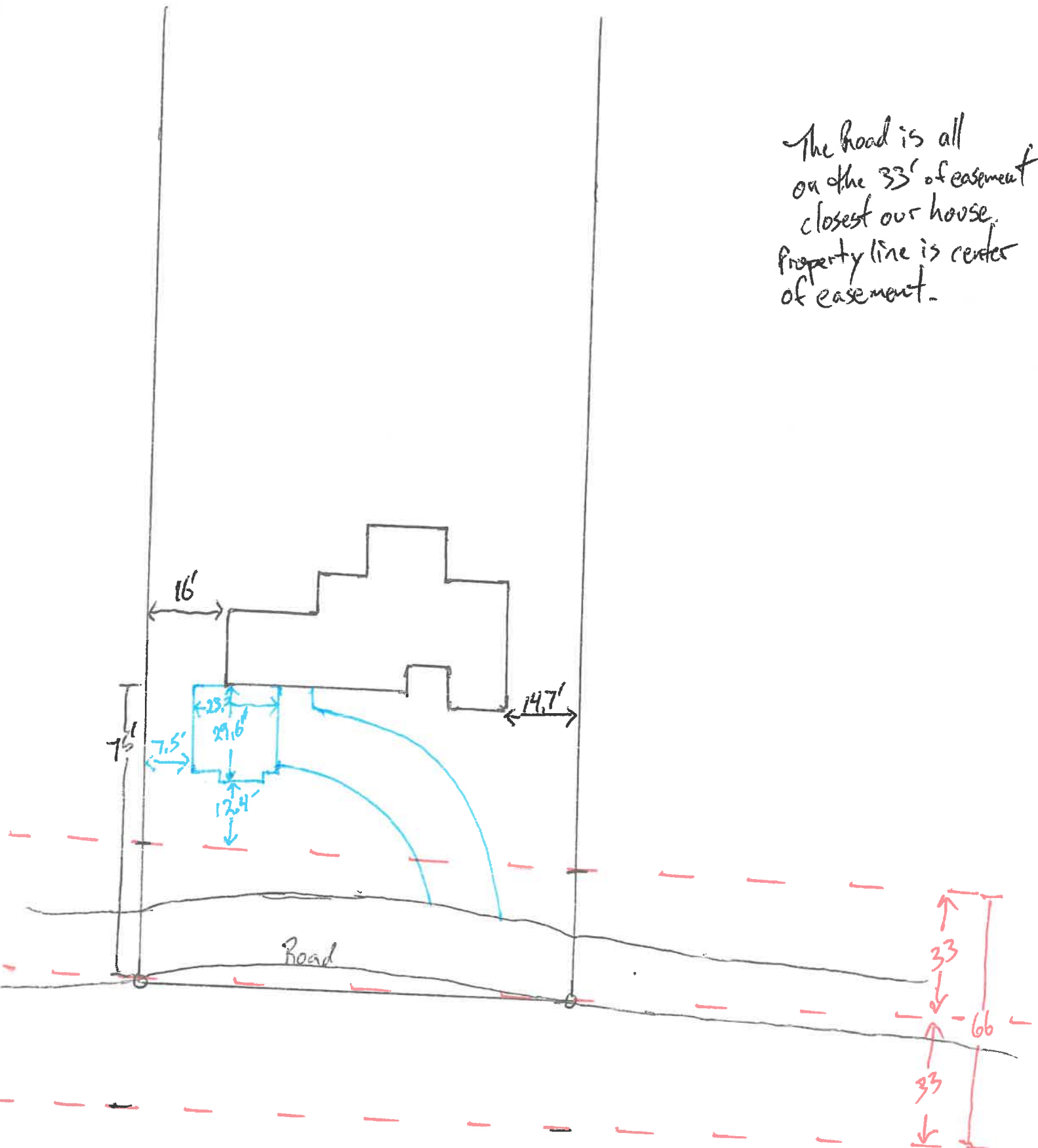
GARAGE  
21-2

UP

MADE  
TYPED  
PLAN

LIVING AREA

The road is all on the 33' of easement closest our house. Property line is center of easement.



1/3/20 Todd Sharda





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Printed 2/19/2020 2:44:11 PM



7788 Thomapple Bayou Dr

WHITNEYVILLE AVE

BUTTRICK AVE

BUTTRICK AVE

48TH ST

THOMAPPLE BAYOU DR

3200 OAK KNOLL DR

LITTLE HARB

OAK KNOLL DR

HESSETT VIEW DR

3200 OAK DR

48TH ST

**STAFF REPORT**

TO: Cascade Township Zoning Board of Appeals  
FROM: Steve Peterson, Community Development Director  
REPORT DATE: February 19, 2020  
MEETING DATE: March 3, 2020  
CASE: #20-3576/ Target Store

**GENERAL INFORMATION**

STATUS OF APPLICANT: Contract

REQUESTED ACTION: The applicant is seeking ZBA approval to store containers on site during remodel project. The containers would be in the parking lot for a period of 5 months.

EXISTING ZONING OF SUBJECT PARCEL: PUD 76

GENERAL LOCATION: Patterson Ave and 28<sup>th</sup>

PARCEL SIZE: 22 Acres

EXISTING LAND USE ON THE PARCEL: Retail Store

ADJACENT AREA LAND USES: N- Commercial  
S- Vacant  
E – Commercial  
W- Commercial

ZONING ON ADJOINING PARCELS: N- PUD  
S- PUD  
E – PUD  
W – PUD

**STAFF COMMENTS:**

- A. Target in planning to remodel the store this year and would like to house about 50 trailers in the parking lot.
- B. The containers would only be on site during the remodeling and they have indicated that this would be from 3/23 to 7/3.
- C. The container would be placed in a fenced area on the east side of the parking lot.

- D. According to section 23.07.4 of the Zoning Ordinance the ZBA has the authority to review and approve all temporary uses provided it complies with section 4.18(4) of the Zoning Ordinance.

Section 4.18(4) states, "Other temporary structures not permitted or regulated above or by other provisions of this Ordinance may be permitted by the Zoning Board of Appeals. An application for such temporary structure shall set forth the purposes of the construction. The Zoning Board of Appeals shall determine whether such structure is intended as a temporary building and that its use thereof shall be terminated at a specified time. The application shall not be granted if the structure is not served with a sufficient and healthful water supply and toilet facilities. The temporary structure shall be so constructed and maintained that it shall conform to the minimum requirements for safety, health, and general public welfare and for the prevention of fire hazards as provided by the terms of this Ordinance or any other ordinance of the Township, not in conflict herewith for such districts in which the temporary structure shall be located. The temporary building shall not be injurious to the value of the surrounding property or neighborhood".

- E. You are most familiar with this section when we have dealt with temporary buildings on sites. In those cases we have granted several variances allowing the temporary building or use provided that the end date was set when the temporary building or use would be terminated.
- F. We have granted this type of approval for others that have remodeled their stores

***STAFF RECOMMENDATIONS***

Staff would recommend approval of the temporary use, allowing the storage containers for the length of the remodel project.

Attachments:        Application  
                              Site Plan



# CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan  
49546-7140

## PLANNING & ZONING APPLICATION

**APPLICANT:** Name: Derek Macheske  
Address: 6396 Product Drive  
City & Zip Sterling Heights, MI 48312  
Telephone: 586-855-1504  
Email Address: dmacheske@woodsconstruction.com

**OWNER: \* (If different from Applicant)**  
Name: John Bodary  
Address: 6396 Product Drive  
City & Zip Code: Sterling Heights, MI 48312  
Telephone: 586-939-9991  
Email Address: jbodary@woodsconstruction.com

**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 checked="" type="checkbox"/> Special Use Permit     | <input type="checkbox"/> Plat Review *                   |
| <input checked="" type="checkbox"/> <u>Zoning Variance</u> | <input type="checkbox"/> Other: _____ *                  |

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

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

Utilize part of Target’s parking lot for the Construction Staging area for the duration of the remodel 3/23 – 7/3  
50 – 40’ storage containers, three dumpsters, two porta johns and equipment storage  
Also, will be utilizing an executive restroom trailer for the restroom construction 4/19 – 5/22

(\*\*Use Attachments if Necessary)

**-SEE OTHER SIDE-**

**LEGAL DESCRIPTION OF PROPERTY\*\*:**

Target Store situated in the County of Kent, Township of Cascade, State of Michigan

Full Exhibit A Attached for reference

For Building Permit # PB19001617

(\*\*Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 -18-100-016

ADDRESS OF PROPERTY: 5120 28<sup>th</sup> St SE, Grand Rapids, MI 49512-2049

PRESENT USE OF THE PROPERTY: Mercantile

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

Name(s)

Address(es)

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**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.)***

John Bodary

Derek Macheske

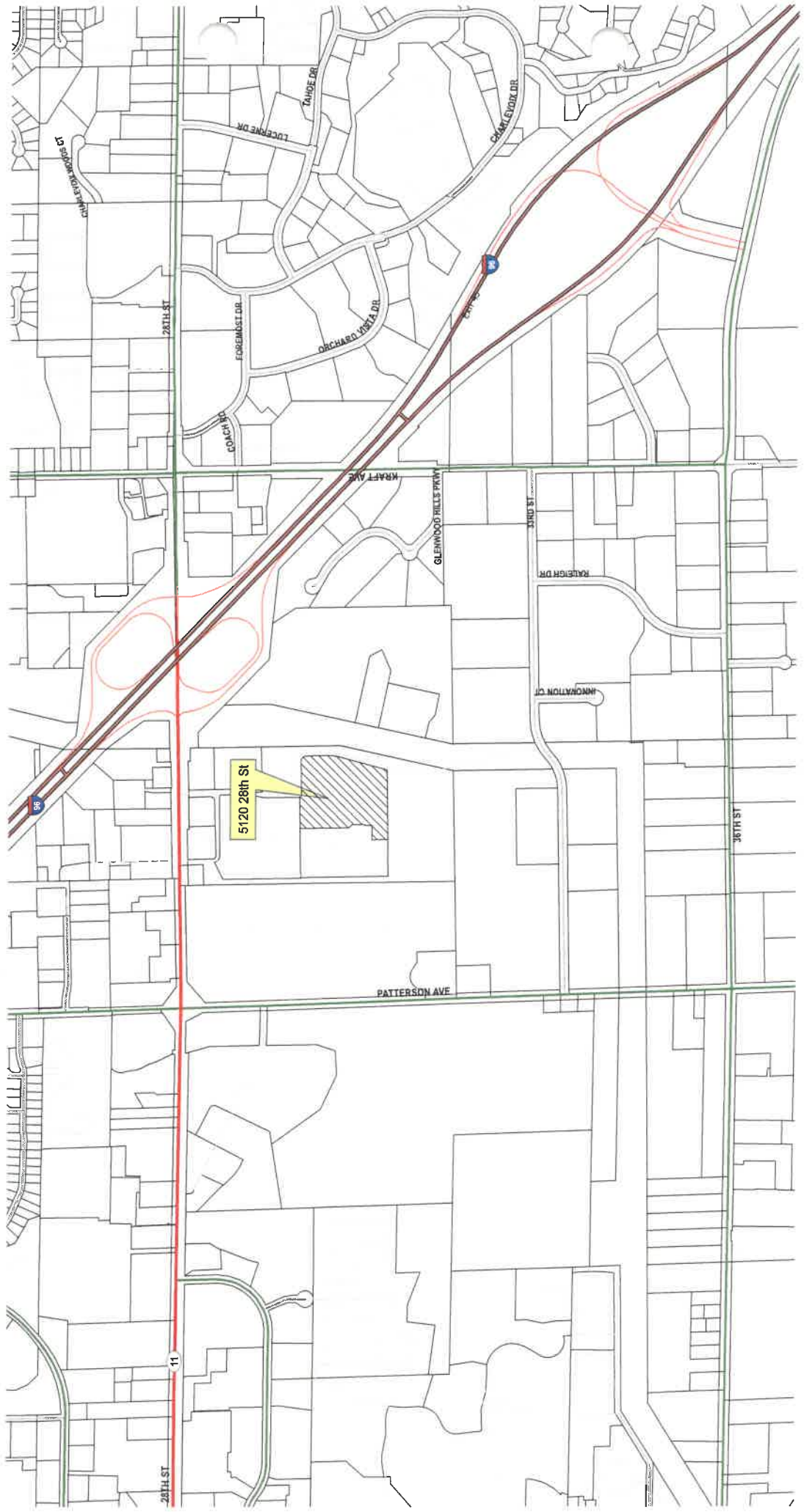
Owner – Print or Type Name  
(\*If different from Applicant)

Applicant – Print or Type Name

\*  
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



5120 28th St

28th St

36th St

PATTERSON AVE

KRAFT AVE

INNOVATION CT

RALEIGH DR

GLENWOOD HILLS PKWY

JANS ST

ORCHARD VISTA DR

FOREMOST DR

COACH RD

28th St

RANGE DR

LUCERNE DR

CHARLEVOIX DR

LA SERRA DR

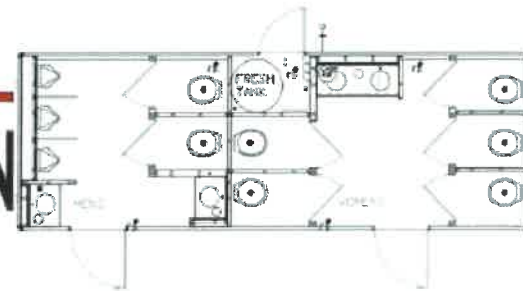
*Reliable*  
**Onsite Services®**

**LUXURY RESTROOM TRAILERS**



**FREEDOM SERIES 10 STATION**

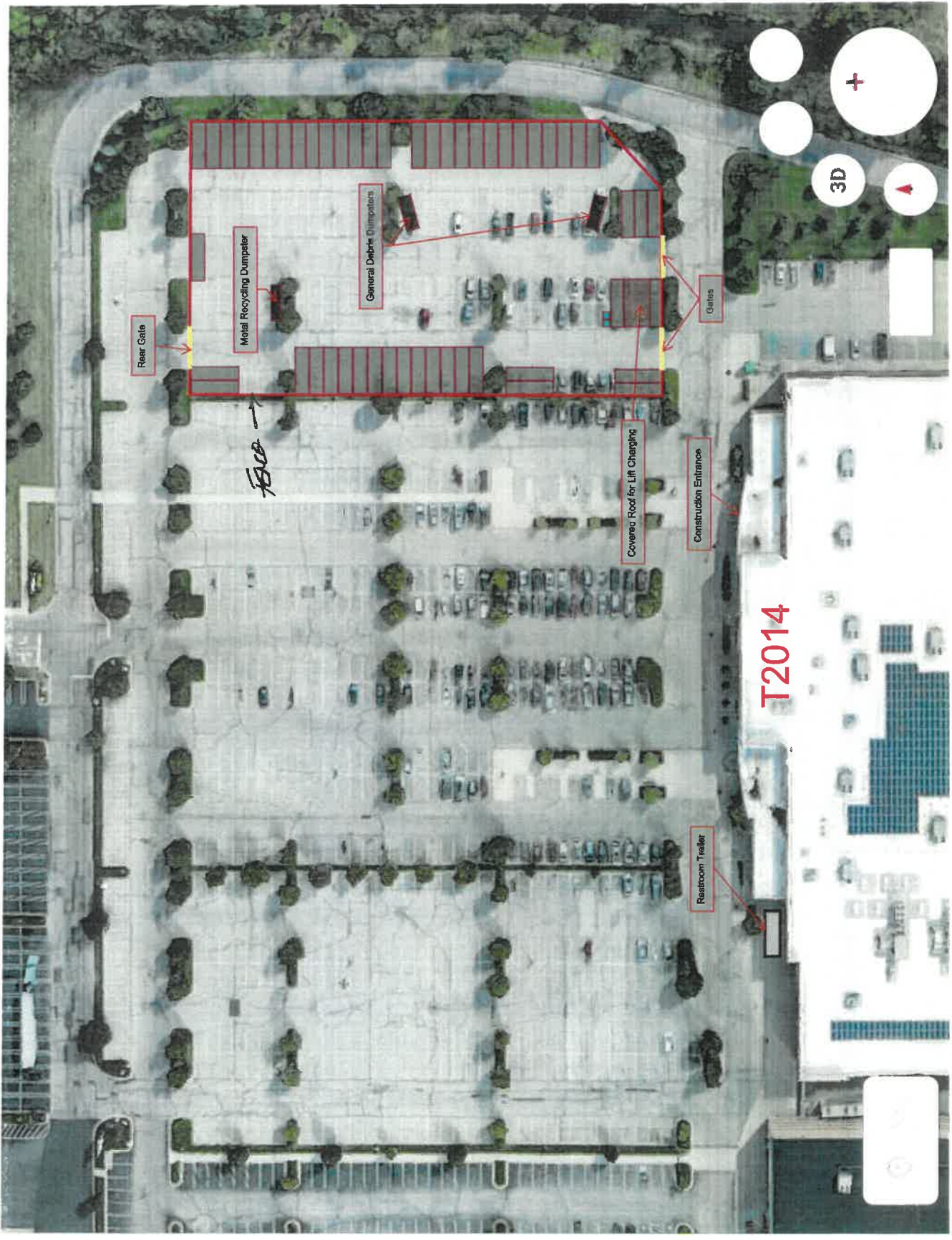
**5 WOMENS ROOM 2 STALL 3 URINALS 1 MENS  
ROOM FLUSHING TOILETS, A/C, HEAT, STEREO**



Requires 4 Standard 110v outlets on separate 20 amp circuits, a standard garden hose for water supply. On board fresh water tank available

**800.475.0049**

**WWW.BOS.UR.COM**



Rear Gate

Metal Recycling Dumpster

General Double Dumpsters

Garage

Covered Roof for Lift Charging

Construction Entrance

T2014

Restroom Trailer

*Face*

