

MINUTES

Cascade Charter Township Planning Commission

Monday, July 20, 2020

7:00 P.M.

Virtual Zoom Meeting

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

ARTICLE 2. Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

Motion was made by Member Katsma to approve the Agenda. Supported by Member Johnson. Motion carried 8 to 0.

ARTICLE 4. Acknowledge visitors and those wishing to speak to non-agenda items.

No visitors came forward.

**ARTICLE 5. Case #20-3588/Casto
Public Hearing**

Property Address: 7365 Treeline Drive SE

Requested Action: The applicant is requesting a Type I special use permit to allow a 6-foot-tall fence in the front yard.

Brian Hilbrands stated that the applicant is requesting the special use permit to build a six-foot-tall fence in the front yard for added privacy on their corner lot, and that the Township standard for a front yard fence is four feet. Mr. Hilbrands showed the survey to Members, and clarified where the fence is intended to be out in. Mr. Hilbrands stated that the fence will be in compliance with the Clear Vision Corner requirement, and the Fire Chief has indicated that this will not create a fire hazard. Mr. Hilbrands stated that he received a letter from the neighbor to the south, indicating that they have no objections to the special use permit.

Mr. Hilbrands stated that the applicant does meet the standards for a taller fence, so Staff is recommending approval of the six-foot tall fence in the front yard as proposed.

Member Slater asked about a section of the fence that is already built, and highlighted on the applicants drawing. Member Slater asked if the highlighted area is in the front or side yard, and if the applicant is also requesting approval for this part of the fence that is already built.

Mr. Hilbrands stated that this portion of the fence is considered to be in the front yard by just a couple of feet, however he believes that the applicant did not realize that when it was put up, and that is why they are requesting approval for this section as well.

Chairman Rissi invited the applicant forward to comment.

Mr. Matthew Casto came forward to state that multiple homes near him have the same fence that he is requesting, and that safety for his children and pets is the reason he would like to have this fence installed. Mr. Casto also added that a neighboring property has a driveway that measures five feet onto his property.

Member Johnson made a motion to open public hearing. Supported by Member Moxley. Motioned carried 8-0.

Mr. David Koning (7400 Lime Hollow Drive) stated that when he purchased his home 20 years ago, he replaced the fence where the fence posts were without having a survey done, assuming that's where it was supposed to be as the fence had been there for 35 years. Mr. Koning states that he does have a gravel driveway that is partially on the Casto property, it was placed there without finding exact property lines. Mr. Koning states that he objects to the six-foot fence being installed on the Casto property, stating that his family has young drivers, and when they back up it is hard to see since they are on a hill and people may be coming around the corner in question. Mr. Koning also states that he believes a front yard fence will also devalue his property.

Ms. Dawn Dotson (7399 Lime Hollow Drive) came forward and stated her opinion that the Castos are asking for a fence to preserve their yard, not a fence to the street, and that the portion of their yard when the fence is intended to be installed is clearly not the front of their home. Ms. Dotson is in favor of the special use permit to construct the six-foot-fence.

Mr. Scott Kohsel (7356 Treeline) came forward to state his support of the six-foot-fence as the neighbor across the street from the Casto family.

Mr. Koning stated his opinion that the neighbors in support of the fence will not be the ones affected by the fence installation as it will be down his property line.

Motion made by Member Rapin to close public hearing. Supported by Member Katsma. Motion carried 8-0.

Chairman Rissi asked Mr. Hilbrands how far from the garage along the property line the fence will be. Mr. Hilbrands stated that it will be roughly 35-37 feet from the garage towards the road, and about five feet past the road right of way onto the property owners land. Mr. Casto stated that the right of way extends 20 feet up from the street. Mr. Hilbrands stated that the fence will be roughly 50 feet from the corner.

Member Katsma asked for clarification of fence height and location on the applicants survey, Mr. Hilbrands clarified while showing the survey on the screen.

Mr. Noordyke asked if the applicant would consider chain-link as it is easy to be seen through, Mr. Casto explained that he would like a privacy fence as that would match the rest of his fencing and home.

Member Slater stated that after her visit to the site, she is in favor of approving the applicants request since the applicant meets all Township requirements, and the proposed fence will match the fencing that is already installed.

Chairman Rissi states his agreement with Member Slaters comment.

Motion was made by Member Slater to approve the applicants request for a special use permit to allow a six-foot-tall fence in the front yard. Supported by Member Rapin. Motion carried 8-0.

ARTICLE 6. Any other business

Director Peterson stated there will be a meeting August 10th, 2020.

ARTICLE 7. Adjournment

Motion was made by Member Moxley to adjourn. Supported by Member Katsma. Motion carried 8 to 0. The meeting was adjourned at 7:42p.m.

Respectfully submitted,
Brett Katsma, Secretary