

**Minutes**

Cascade Charter Township  
Zoning Board of Appeals  
Tuesday, January 14, 2025  
5:30 pm  
2870 Jacksmith Ave SE

**ARTICLE 1.** Community Development and Planning Director Andrea Hendrick called the meeting to order at 5:30 pm.

Members Present: Noordhoek, Berra, Milliken

Members Absent: Mead (excused)

Others Present: Community Development and Planning Director Andrea Hendrick, Planning Administrative Assistant Nick Govan and others listed on the sign-in sheet.

**ARTICLE 2. Pledge of Allegiance**

**ARTICLE 3. Approve the current Agenda**

**Motion was made by Member Berra to approve the current agenda with the removal of Article 7. Appointment of New Officers. Supported by Member Milliken.**

**Motion carried 3 to 0.**

**ARTICLE 4. Disclose any Conflicts of Interest**

**ARTICLE 5. Approve the Minutes of the November 14, 2025 Meeting.**

**No motion was made on the minutes.**

**ARTICLE 6. Acknowledge visitors and those wishing to speak**

**Motion was made by Member Berra to open public hearing. Supported by Trustee Noordhoek.**

**Motion carried 3 to 0.**

There was no one wishing to speak.

**Motion was made by Member Berra to close public hearing.**

**Supported by Trustee Noordhoek.**

**Motion carried 3 to 0.**

**ARTICLE 7. Case #24-3872 John Becker**

**Property Address:** 2093 Feathery Dr. SE

**Requested Action:** The applicant is requesting a dimensional variance to build a single-family residential structure in the front setback for a property that faces three (3) streets.

Director Hendrick presented an overview of the property, situated within the Watermark PUD north of Watermark Drive, west of Feather Drive and east of Spaulding

Avenue. The proposal outlined a one-story residential house of 2,136 square feet. Setback requirements specified 35 feet for South, West, and East sides, with the North property line setback awaiting determination as either 25 feet for a rear yard or 35 feet for a side yard. A stormwater easement traverses east-west across the northern property line, positioned 25 feet from the property boundary.

Member Berra inquired about letters of support or opposition, to which Director Hendrick confirmed none had been received. Member Berra further questioned whether Watermark Development had provided input, with Director Hendrick noting no communication had been received.

Member Berra then asked if reducing the dwelling size by 136 square feet would resolve the setback issues. Director Hendrick confirmed this could potentially resolve the matter but noted the applicant had not provided plans demonstrating such an adjustment.

Trustee Noordhoek shared observations from a site visit, noting all houses on the street except one were two-story structures. He further discussed alternative design options that could provide main floor bedrooms while maintaining a smaller footprint. Trustee Noordhoek expressed concern that the applicant had not met the burden of proof for a variance, noting corner lots throughout the township face similar constraints.

When invited to address the Board, applicant John Becker explained the design aimed to maintain development caliber of surrounding houses while addressing challenges posed by curved road frontage. In response to Member Berra's direct question about removing 136 square feet from the building plan, Mr. Becker indicated this was not feasible as the home was intended as a retirement residence requiring ranch-style design with minimal stairs.

Trustee Noordhoek inquired whether the house position could be adjusted within setback lines, to which Mr. Becker expressed concern about maintaining parallel alignment with Spaulding Avenue and Feathery Drive.

When Member Milliken questioned whether parallel alignment was necessary, Mr. Becker affirmed his preference for the current layout.

Director Hendrick provided additional clarification regarding the 35-foot setback on the west side, noting the building's current parallel alignment with that setback would limit the effectiveness of rotating the structure as a potential solution.

**Motion was made by Member Milliken to open public hearing.**

**Supported by Member Berra.**

**Motion carried 3 to 0.**

There was no one wishing to speak.

**Motion was made by Member Berra to close public hearing.**

**Supported by Trustee Noordhoek.**

**Motion carried 3 to 0.**

**Motion was made by Trustee Noordhoek to deny the request for a case 24-3872 for decrease setbacks at 2093 Feathery Dr. SE for the following reason:**

- 1. Compliance with the ordinance does not present practical difficulties, because the applicant could decrease the size or adjust the house on the lot.**

**Supported by Member Berra.  
Motion carried 3 to 0.**

**ARTICLE 8. Acknowledge visitors and those wishing to speak**

**Motion was made by Member Milliken to open public hearing.  
Supported by Member Berra.  
Motion carried 3 to 0.**

There was no one wishing to speak.

**Motion was made by Member Berra to close public hearing.  
Supported by Trustee Noordhoek.  
Motion carried 3 to 0.**

**ARTICLE 9. Any Other Business**

No other business.

**ARTICLE 10. Adjourn**

**Motion was made by Member Berra to adjourn. Supported by Trustee Noordhoek.  
Motion carried 3 to 0. The meeting adjourned at 5:48PM.**

Respectfully submitted,  
Andrea Hendrick, Community Planning and Development Director, Recording Secretary