

Minutes

Cascade Charter Township
Zoning Board of Appeals
Tuesday, August 9, 2022
5:30 P.M.
2870 Jacksmith Ave SE

ARTICLE 1. Chair Mead called the meeting to order at 5:29 P.M.
Members Present: Tom McDonald, Ralph Moxley, Aaron Mead, Lou Berra, Valerie Milliken
Members Absent: None
Others Present: Planning Director Brian Hilbrands, Zoning Administrator 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 Moxley to approve the current agenda. Supported by Member Berra. Motion carried 5 to 0.

ARTICLE 4. Approve the minutes from the June 28, 2022, and July 12, 2022 meetings.

Motion was made by Member Berra to approve the June 28, 2022, and July 12, 2022 minutes as written. Supported by Member Milliken. Motion carried 5 to 0.

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

There was no one that wished to speak to non-agenda items.

ARTICLE 6. Case #22-3721/Meijer

Property Address: 5531 28th Street

Requested Action: The applicant is requesting a variance for temporary outdoor storage.

Zoning Administrator Smith-Jacoby presented the case and stated the applicant is requesting approval for the temporary placement of outdoor storage containers and an onsite office in a trailer. The containers will be located on the East side of the property next to Kraft Ave until construction is completed on January 27, 2023. There will be 14 containers on site and there won't be any movement of containers on and off the property. A fence will be put up around the containers that is 6ft high and weighed down by sandbags. Upon review, the Fire Department and Building Officials found no issues as the ingress and egress points are not blocked.

Brian Strick, Director for Construction at D&D Building, stated that he acts as the Construction Manager for Meijer. They are planning to add an expanded pharmacy drive-through to alleviate traffic. The garden center will be pushed back and the front

area under construction will become a double-lane drive-through. He also noted that there are currently trailers on the property.

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

There was no one who wished to comment.

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

Motion was made by Member McDonald to approve the variance as requested. Supported by Member Moxley. Motion carried 5 to 0.

ARTICLE 7. Case #22-3724/Jeff and Lisa Dionne

Property Address: 2984 Thornapple River Drive

Requested Action: The applicant is requesting a variance to build within the front yard setback.

Zoning Administrator Smith-Jacoby presented the case. The Dionne's application for a variance to build within the front yard setback was previously approved in 2018, but the work never began. They are looking to reinstate the previous approval for the minimum variance of 17.56ft from the property line. The plans have not been submitted, but they are planning to build a garage with living space and a new driveway for which they have already pursued a permit. The circumstances of this request are unique because the lot is legally non-conforming and has an odd shape, making it difficult to expand.

Staff recommended approval of the variance with the condition that the applicants obtain a new curb cut permit from the Road Commission.

Jeff Dionne, the applicant, explained that their house is located off a portion of the street with a curve and traffic accelerates quickly there. They want to move the driveway out of the curve to a straighter part of the street. The Road Commission has already approved this request and a curb cut has been completed. The existing garage will be converted into a four-season room and the new addition will be a three-stall garage with bedrooms behind it. The setback will be 17.5 ft from the property line and none of the additions will extend further than that.

Member Berra asked when the completion date would be and Dionne stated it would be 6-12 months after the project start date.

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

There was no one who wished to comment.

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

Motion was made by Member McDonald to reinstate the previously granted setback variance with staff conditions. Supported by Member Berra. Motion carried 5 to 0.

ARTICLE 8. Case #22-3726/Janet Lash

Property Address: 9070 52nd Street

Requested Action: The applicant is requesting a variance to build within the side yard setback.

Zoning Administrator Smith-Jacoby presented the case. The required setback is 40ft, and the applicant is requesting to build 30ft from the side property line due to previously planted trees. The building is proposed to be 32X64ft and will stand 17ft tall, so she will be going to the planning commission for further approval on that if this request passes the Zoning Board. This will be the only accessory building permitted, so a condition for approval would be to remove the other two accessory buildings.

Staff recommended approval of the variance for a 30 ft setback from the side property line with conditions that the two existing buildings are removed and that there is not a business run out of it. There were no foreseen issues since there's a row of trees between the applicant and the property next door, creating space between the structures.

Chair Mead asked if neighbors had reached out. One person did but they wanted to learn more about what was going on and didn't have any issues with the plan.

Janet Lash, the applicant, stated that she planted new trees about three years ago and wanted to give them enough space for growth. She is content with the 30ft condition as well as removal of the two current accessory buildings. One of the structures will remain during the building process due to storage needs.

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

There was no one who wished to comment.

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

Motion was made by Member McDonald to approve the variance as requested with Staff's conditions. Supported by Member Berra. Motion carried 5 to 0.

ARTICLE 9. Case #22-3727/Wolverine/Target

Property Address: 5120 28th Street

Requested Action: The applicant is requesting a variance for temporary outdoor storage.

Zoning Administrator Smith-Jacoby presented the case, stating that Target needs storage containers on-site for the duration of their current construction project. The

application for this variance was caught near the end of construction. Originally, they had 50 containers on site and that number is now down to 20 containers. Containers are placed at the front of the building, off to the fenced in side. The Fire Department and Building Officials saw no issue with this plan.

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

There was no one who wished to comment.

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

Motion was made by Member McDonald to approve the variance as written. Supported by Member Berra. Motion carried 5 to 0.

ARTICLE 10. Any Other Business

Chair Mead stated that, with the changing logistics of supply procurement, there has been a higher need for excess storage. He requested Staff discuss this with the Planning Commission to see if there's verbiage in the ordinance that needed to be changed, or if this type of case could be approved by staff review. Planning Director Hilbrands said that one of the objectives of the strategic plan is reviewing processes so this will be to hone in on.

ARTICLE 11. Adjournment

Motion was made by Member Berra to adjourn the meeting. Supported by Member Moxley. Motion carried 5 to 0. The meeting was adjourned at 6:02 P.M.

Respectfully submitted,

Ralph Moxley, Secretary