

Minutes
Cascade Charter Township
Zoning Board of Appeals
Tuesday, November 12, 2024
5:30 pm
2870 Jacksmith Ave SE

ARTICLE 1. Chair Moxley called the meeting to order at 5:30 pm.
Members Present: McDonald, Mead, Moxley, Berra, Milliken
Members Absent: None
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 Mead to approve the current agenda. Supported by Member Berra.

Motion carried 5 to 0.

ARTICLE 4. Approve the Minutes of the October 8, 2024, Meeting

Motion was made by Member Berra to approve, the October 8, 2024, meeting minutes Supported by Memer Mead.

Motion carried 5 to 0.

ARTICLE 5. Acknowledge visitors and those wishing to speak

There was no one wishing to speak.

ARTICLE 6. Case #24-3865 Michael Valentino

Property Address: 1596 & 1598 MacNider Ave

Requested Action: The applicant is requesting a dimensional variance to the front yard setback for an expansion to an existing non-conforming building.

Community Planning & Development Director Andrea Hendrick presented the variance application for 1596 and 1598 MacNider Avenue. The property consists of two irregular shaped parcels located on the east side of the Watermark PUD, just south of Cascade Road. The applicant requested an 8.7-foot variance from the required 35-foot front yard setback for a proposed addition. The existing home is oriented toward the west with current placement 6.1 feet from the property line with a current variance allowing for this setback. The applicant proposed an addition to the south side requiring a 26-foot setback where 35 feet is required. Staff recommended approval with conditions based on the findings of fact provided in the staff report.

Member Mead initiated discussion regarding parcel configuration, questioning the relationship between commonly owned parcels under current zoning requirements. CP&D Director Hendrick provided clarification that despite shared ownership, the

parcels maintain distinct legal status requiring separate consideration for zoning purposes.

Michael Valentino addressed the Board, explaining the variance necessity for accessing an existing lower-level foundation penetration. He confirmed most of the proposed addition would comply with setback requirements, with only the breezeway portion requiring variance relief.

The Board examined the existing pole barn structure straddling the property line between parcels. CP&D Director Hendrick confirmed this structure would require attention during future development but should not impact current variance considerations. Member Mead emphasized maintaining focus specifically on the front yard setback request rather than addressing unrelated non-conformities. Mr. Valentino noted future development plans for 1598 MacNinder Avenue would address the pole barn removal.

Motion was made by Trustee McDonald to open public hearing.

Supported by Member Milliken.

Motion carried 5 to 0.

There was no one wishing to speak.

Motion was made by Member Mead to close public hearing.

Supported by Trustee McDonald.

Motion carried 5 to 0.

Motion was made by Member McDonald to approve the dimensional variance of 8.7 feet for relief from the required front yard setback, with no conditions.

Supported by Member Mead.

Motion carried 5 to 0.

ARTICLE 7. Case #24-3871 Lakeland Pallets LLC

Property Address: 3700 Kraft Ave SE

Requested Action: The applicant is requesting a variance to build an accessory building in the front yard, on an existing concrete pad.

CP&D Director Hendrick presented the variance request for 3700 Kraft Avenue, a 37.4-acre property formerly housing a bottling facility. The application sought relief from required outdoor storage setbacks: 100 feet front yard and 50 feet side yard. The property location at the end of Kraft Avenue borders airport runway facilities to the south and industrial uses to the west. Staff recommended approval with conditions based on existing site conditions and minimal impact on surrounding properties. She also noted a measurement discrepancy requiring revision of variance calculations. The southern portion required approximately 45 feet of relief versus the initially presented 29.2 feet. Member Mead proposed establishing the variance based on distance from building face to existing impervious surface edge, approximately 65 feet pending staff verification.

Joe Bodbyl, representing Lakeland Pallets LLC, addressed preservation requirements outlined in condition four of the staff recommendation. He expressed concerns regarding future expansion limitations while acknowledging the importance of maintaining existing screening. Bodbyl confirmed no intention to alter vegetation along the south and west property boundaries.

The Board examined emergency vehicle access requirements, with Joe Bodbyl confirming existence of adequate fire lanes meeting township standards. Discussion incorporated consideration of natural screening elements and minimal impact on adjacent properties.

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

No one wishing to speak

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

Motion was made by Trustee McDonald to approve the variance for Case #24-3871, for a reduction in setback requirements for outdoor storage at 3700 Kraft Ave SE with the following conditions:

1. The application and plans submitted by the applicant and signed, dated, and stamped by the Planning Director, shall constitute the approved plans.
2. The variance is limited to the existing paved surface, which is approximately 65 feet from the west façade of the existing building. Final distance will be confirmed by the Planning Director.
3. The applicant receives the required Special Use Permit approvals from the Planning Commission and the Township Board.
4. The applicant agrees to preserve all existing vegetation on the south and west sides of the building and maintain all outdoor storage on the existing paved surfaces.

**Supported by Member Mead.
Motion carried 5 to 0.**

ARTICLE 8. Any Other Business

No other business.

ARTICLE 9. Adjourn

**Motion was made by Member Mead to adjourn. Supported by Member Berra.
Motion carried 5 to 0. The meeting adjourned at 6:16PM.**