

Minutes

Cascade Charter Township
Zoning Board of Appeals
Special Meeting
Tuesday, June 28, 2022
5:30 P.M.
2870 Jacksmith Ave SE

ARTICLE 1. Chair Mead called the meeting to order at 5:30 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 McDonald to approve the current agenda. Supported by Member Berra. Motion carried 5 to 0.

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

There were not any visitors that wished to speak to non-agenda items.

ARTICLE 5. Case #22-3714/Wal-Mart

Property Address: 5859 28th Street SE

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

Zoning Administrator Smith-Jacoby presented the case. The applicant is requesting a variance for outdoor storage on the south side of the building. They are planning to place the containers 65' back from 28th Street, which meets the minimum setback requirement of 60'. The plan is to store the containers there for 90 days in order to accommodate supply chain needs. Township Building Officials would like to see a building permit to ensure the containers are anchored properly, and the fire department saw no issues as the ingress and egress were not blocked. Staff recommends approval of the request for outdoor storage containers. Planning Director Hilbrands clarified a question stating that when a structure is above a certain height limit, the structure must meet building code and permit requirements.

Eric Hooker, Manager of the 28th Street Wal-Mart, reiterated the stores need for outdoor storage due to excess inventory. They have utilized many areas inside to the point where options are limited. His supplier for the shipping containers has never had a request to anchor them as they have a dry weight of 11,000 pounds but, to be compliant, he is still looking into that.

Member McDonald asked if there were specific times inventory would be moved around from the containers to the store and the applicant stated there will be movement around 7:00pm and around 3:00am.

Motion was made by Member McDonald to move to public hearing. Supported by Member Moxley. Motion carried 5 to 0.

There was no one who wished to make a public comment.

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

Member McDonald believed the request for outdoor storage was justified and that the applicant will take necessary precautions to ensure safety.

Motion was made by Member McDonald to approve the variance for outdoor storage for 90 days. Supported by Member Berra. Motion carried 5 to 0.

ARTICLE 6. Any Other Business

Director Hilbrands reminded the Zoning Board of the meeting on July 12th.

Chair Mead would like the Zoning Board to determine how they would evaluate if storage containers are anchored. Director Hilbrands stated that he is unsure if they will need to be anchored. The building department requires that they have a permit, so they will ultimately make the decision.

ARTICLE 7. Adjournment

Motion to adjourn was made by Member Berra. Supported by Member Moxley. Motion carried 5 to 0.