

Minutes

Cascade Charter Township
Zoning Board of Appeals
Tuesday, April 11, 2023
5:30 pm
2870 Jacksmith Ave SE

ARTICLE 1. Chair Moxley called the meeting to order at 5:30 pm.
Members Present: Tom McDonald, Aaron Mead, Ralph Moxley, Valerie Milliken, Lou Berra
Members Absent: None
Others Present: 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 Mead to approve the current agenda. Supported by Member Berra. Motion carried 5 to 0.

ARTICLE 4. Approve the Minutes of the February 14, 2023 Meeting

Motion was made by Member McDonald to approve the February 14 Meeting Minutes. Supported by Member Mead. Motion carried 5 to 0.

Member Moxley stated in Article 15 that “6 to 0” should be changed to “5 to 0”.
Member Moxley noted that the draft minutes are from February 14, 2023 not 2022 and should be corrected.

ARTICLE 5. Acknowledge visitors and those wishing to speak

There was no one that wished to speak.

ARTICLE 6. Case #23-3757/ Achterhof

Property Address: 5830 Burton Street SE

Requested Action: The applicant is requesting a variance to build an accessory building partially in the front yard.

Zoning Administrator Smith-Jacoby presented the case explaining that the applicant is looking to build an accessory building partially in the front yard with an undetermined structure size. The setback of the home is 294ft and the proposed accessory building setback is 270ft. The building will meet the side and rear yard setbacks. The majority of the building will be in the side yard with only about a foot encroaching into the front yard. This structure will be used as a garage and for other personal uses.

Staff recommended approving the variance for an accessory building with conditions that the lighting meets township standards and the existing shed on the property must be at least 10 ft away from the new structure.

Jon Achterhof (5830 Burton St), the applicant, stated he has lived in the area his whole life and only seeks to add value to the community. He indicated that his neighbors will be unable to see the new garage, and visibility from the street will be very minimal if he can place it here.

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 speak.

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

Member Moxley stated he likes the setback and openness of the house and that it's a beautiful setting.

Motion was made by Member Mead to approve the variance for an accessory building with staff conditions. Supported by Member McDonald. Motion carried 5 to 0.

ARTICLE 7. Any other business

There was no other business to discuss.

ARTICLE 8. Adjournment

Motion was made by Member Mead to adjourn the meeting. Supported by Member McDonald. Motion carried 5 to 0. The meeting adjourned at 5:48 pm.

Respectfully submitted,

Valerie Milliken, Secretary