

MINUTES
Cascade Charter Township Zoning Board of Appeals
Tuesday, February 12, 2019
5:30 P.M.

ARTICLE 1. Chairman Milliken called the meeting to order at 5:30 P.M.
Members Present: Mead, McDonald, Moxley, Berra, Milliken
Members Absent: None
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

ARTICLE 2. Chairman Milliken led the Pledge of Allegiance.

ARTICLE 3. Approve the Agenda.

Motion was made by Member McDonald to approve the Agenda. Supported by Member Moxley. Motion carried 5 to 0.

ARTICLE 4. Approve the Minutes of the January 8th, 2019 Meeting.

Motion was made by Member McDonald to approve the Minutes of January 8th, 2019. Supported by Member Berra. Motion carried 5 to 0.

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

There were no visitors.

ARTICLE 6. Case #19:3510 Thornapple Brewing
Public Hearing

Property Address: 6262 28th St.

Requested Action: The applicant is requesting approval to allow the placement of two seasonal temporary structures for outdoor seating.

Director Peterson stated that the structures were already up before the placement was approved, but since the Applicant is being cooperative and is now taking the proper steps to have the placement approved, they are being given the time to do so without having to take down the structures.

Director Peterson continued on to say that even though this is not a zoning variance, it is something that the Zoning Board of Appeals needs to grant permission for. He then states that this section of the ordinance has historically been used to allow for temporary classrooms or temporary housing after a house fire or during a build, but not yet for this type of structure. Some language in this section refers to having a water supply and toilet facilities, neither of which are needed with this approval as these structures will not be used for living space.

Director Peterson stated that the Fire Department approved the plan with the condition that there will be no open flame heaters, and the Building Department did not need a permit as it is under 120 sq feet, but did state that the temporary structures shall not be up for more that 180 days, and are limited to no more than 10 people inside a single structure at a time. The Liquor Control Commission stated that as long as the structures are within the confines of the allowed outdoor seating area, and as long as the outdoor seating area continues to be marked by ropes or lattice fencing as it is now to distinguish the outdoor seating area, they are support of the approval.

The two requested structures will be placed over two picnic tables that are already in the outdoor seating area, and Director Peterson suggested that the temporary structures be in place for no more than 4 months per year. A yearly inspection by the Building and Fire Departments to make sure the structures are still safe was also suggested by Director Peterson.

Director Peterson recommends approval of the structures with the three following conditions:

1. The structures be in place for no more than 4 months per year.
2. The structures be inspected yearly upon placement by the Building and Fire Departments.
3. The business remains in good standing with the Fire Department, Building Department, and Liquor Control Commission.

The Applicant did not attend the meeting; Director Peterson stated to the Board they could table the approval, or either approve or deny without the Applicant present.

Motion was made by Member McDonald to open Public Hearing. Supported by Member Mead. Motion carried 5 to 0.

Director Peterson noted that he did hear from one person as a result of the public hearing notice who had general questions and/or concerns about past issues at this property, not specifically this business.

Motion was made by Member McDonald to close Public Hearing. Supported by Member Berra. Motion carried 5-0.

Motion was made by Member McDonald to approve the application request with the Staffs conditions which are as follows:

1. **The structures be in place for no more than 4 months per year.**
2. **The structures be inspected yearly upon placement by the Building and Fire Departments.**
3. **The business remains in good standing with the Fire Department, Building Department, and Liquor Control Commission.**

Supported by Member Mead. Motion carried 5-0.

ARTICLE 7. Any Other Business

None.

ARTICLE 8. Adjournment

**Motion was made by Member McDonald to adjourn. Supported by Member Mead.
Motion carried 5 to 0. Meeting adjourned at 5:39 p.m.**

Respectfully submitted,
Aaron Mead, Secretary