

Minutes
Cascade Charter Township
Zoning Board of Appeals
Tuesday, September 12, 2023
5:30 P.M.
2870 Jacksmith Ave SE

ARTICLE 1. Chair Moxley called the meeting to order at 5:29 P.M.
Members Present: Mead, Moxley, Berra, Milliken, Puplava (alternate)
Members Absent: McDonald (excused)
Others Present: Planning Director Brian Hilbrands, Zoning Administrator (ZA) Madison Smith-Jacoby, 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 August 8, 2023 Meeting

Motion was made by Member Berra to approve the August 8, 2023 meeting minutes as written. Supported by Member Mead. Motion carried 5 to 0.

ARTICLE 5. Acknowledge visitors and those wishing to speak

There was no one that wished to speak.

ARTICLE 6. Case #23-3783 Tsaturov

Property Address: 3680 Buttrick Ave Se

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

ZA Smith-Jacoby presented the case and explained that the applicants are seeking a variance to build in the technical front yard of their property that's located on a corner lot. The proposed setback from 36th Street will be 96ft and the home sits approximately 212ft from the street, making the requested variance 116ft. The building will be used for vehicles and other personal storage.

ZA Smith-Jacoby considered the situation unique, the corner lot creating difficulty-given that the structure will be placed in what will seem like the applicants' backyard. She also indicated that granting this variance will not be injurious to neighbors.

Staff recommended approval of the accessory building placement with the conditions listed in the packet.

Alex and Anna Tsaturov, the applicants, said they are looking to build a garage suitable to store their RV, Jet skis, and boat. Currently these items are outside in the elements

and they would like to have a storage space. The structure will have three garage doors on the north side and one entrance door on the west side. Tsaturov also indicated there is a driveway off of 36th Street, previously made by utility workers, that will lead to the accessory building.

Member Mead inquired whether they had consulted with their neighbors regarding their plans for the property. Tsaturov said they spoke with one of their neighbors who showed their full support within an email.

Member Puplava asked if the installation of the building will hinder access to the drain field or well by contractors. Tsaturov said there will be enough space to go around the structure and there's an alternate entrance on the west side of the property.

Member Milliken said that she knows the applicant's property well, as she is a former neighbor, and that the proposed structure's location makes the most sense.

Motion was made by Member Mead 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 Member Berra. Motion carried 5 to 0.

Motion was made by Member Mead to approve the location of the accessory building with the Staff conditions listed in the packet. Supported by Member Berra. Motion carried 5 to 0.

ARTICLE 7. Case #23-3788 Blue Water Pools

Property Address: 5824 Golden Hollow

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

ZA Smith-Jacoby presented the case and explained the applicant built the structure prior to obtaining zoning approval for the location and size and are seeking a variance to allow the building to stay. Building Department staff advised buildings under 200sqft do not require building permits but would need zoning approval for placement. The existing setback from the side-yard is 6.4ft with the required setback being 10ft for the height of the building, making the requested variance total 3.6ft. Neighbors may be slightly impacted but the applicants have proposed landscaping between the two properties.

Staff recommended denying the variance as the applicants did not apply properly for zoning approval. If the board decides to grant approval, there are conditions listed in the packet.

Member Moxley asked if the pool equipment would be screen or covered by landscaping. ZA Smith-Jacoby previously recommend to the applicant to add landscaping around the equipment.

Member Mead asked if the building department has reviewed the structure to ensure it is conforming. ZA Smith-Jacoby said the application is on hold because of the variance request.

Yvonne Roush, designer with Blue Water Pools, explained she originally had the understanding that the location of the property was in Ada Township with different zoning regulations.

Justin Taggy, Project Manager for Blue Water Pools, stated when he dropped off the applications to building inspectors at Cascade Township, he was told there was no need for a building permit since the enclosed portion of the pool house was under 200sqft.

Roush also confirmed that the pool equipment area will be enclosed with tasteful landscaping and the neighbors showed much appreciation for the plans.

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

Todd Ripley (5815 Golden Hollow Drive) lives across the street from the applicant and is also a part of the HOA board for their neighborhood. He stated it is a beautiful project and clarified there are design submittals to the HOA Board for review and approval but zoning is solely handled by the township.

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

Motion was made by Member Berra to approve the variance with the recommended conditions noted by Staff and that proper landscaping, inclusive of a minimum of 6 bushes, be provided to screen the pool house from the neighbor's property. Supported by Member Mead. Motion carried 5 to 0.

ARTICLE 8. Any Other Business

There was no other business to discuss.

ARTICLE 9. Adjournment

Motion was made by Member Mead to adjourn the meeting. Supported by Member Berra. Motion carried 5 to 0. The meeting adjourned at 6:00 P.M.

Respectfully submitted,

Valerie Milliken, Secretary