

Minutes

Cascade Charter Township
Zoning Board of Appeals
Tuesday, July 12, 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 Moxley. Motion carried 5 to 0.

ARTICLE 4. Approve the minutes of the June 14, 2022 meeting

Motion was made by Member Berra to approve the June 14, 2022 meeting minutes as written. Supported by Member McDonald. Motion carried 5 to 0.

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

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

ARTICLE 6. Case #22-3716/VanDeBurg

Property Address: 3295 Snow Ave

Requested Action: The applicant is requesting approval for temporary use to allow a greenhouse to be used as an event venue in the offseason.

Planning Director Hilbrands presented the case. The property is currently being used for a greenhouse, but the applicant is looking to use the building to host up to 20 events in the fall months. They are estimated to have between 50-200 guests and will only be using the first third of the building for events. There are 36 paved parking spaces for the site with the possibility of adding up to 50 more spaces. This is a unique temporary use request and the most similar cases include the Patterson Ice Arena being allowed to serve alcohol for three events and two different churches being allowed to occupy a commercial space until they finished construction of a permanent space.

Staff received comments from both the Building and Fire Departments stating, that even if this use is temporary, it would change the use in relation to fire and building codes.

This would require the building to meet a different set of code requirements than it does with the current use. In order to be issued a permit, the applicant would have to provide documents demonstrating code compliance. They would also have to meet noise regulations that prohibit audible sound beyond the property line between 10 pm and 7 am.

Staff recommended approval for the temporary use on three conditions: the approval allows for no more than 20 events between August 2022 and December 2022, the property remains in compliance with township lighting, signage, and noise standards, and the applicant demonstrates compliance with building and fire codes, receiving approval from both those departments.

Planning Director Hilbrands responded to a question in regards to the Health Department, stating that they have not yet given any input. If a bathroom were to be required, they would have to review septic systems. The applicant is also planning to cater food that would require Health Department and liquor licenses.

Christian VanDeBurg (1014 Powers Ave), the applicant, explained that he has worked at the greenhouse, currently owned by his father since he was young, and has plenty of experience with the building and surrounding areas. Since they don't run the greenhouse in late summer or fall, the applicant is looking to make the building useful during that time. He explained further that he has worked in event planning and catering and would be using this building as a wedding venue. The applicant is in contact with an architect to ensure the building is up to code.

Chair Mead commented that the Health Department may have an issue with the lack of water source testing. The change of use is a big deal for facilities and people. The applicant stated that the water has been used by the family for over 20 years and they will likely be renting portable restrooms, but getting everything up to code will be his main objective.

The applicant was asked if the 20 events per year threshold were acceptable to him and he expressed concern that he would struggle to get anyone booked as the season is coming up soon and weddings typically take more planning.

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 comment.

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

Member McDonald expressed that he was in favor of this variance. He believed the greenhouse would be a great place with limited surrounding buildings and little

disruption to neighbors. Given the 46-acre location and well-written conditions from staff, he would be in favor of approving the variance.

Chair Mead added that the property has the opportunity to provide additional space outside, though this use is described as an inside event, he wanted staff to be aware of that potential. Planning Director Hilbrands explained that he was comfortable with this use since it will be an indoor event, which can limit sound. He also recommended adding a condition to the motion to provide a schedule for events.

Motion was made by Member McDonald to approve the variance for the temporary use permit with Staff conditions and add a condition that the applicant provides a schedule of events. Supported by Member Berra. Motion carried 5 to 0.

ARTICLE 7. Any Other Business

Planning Director Hilbrands reminded the board of their next meeting on August 9, 2022.

ARTICLE 8. Adjournment

Motion was made by Member Berra to adjourn. Supported by Member Milliken. Motion carried 5 to 0. The meeting was adjourned at 5:46 P.M.

Respectfully submitted,

Ralph Moxley, Secretary