

**MINUTES**  
**CASCADE CHARTER TOWNSHIP PLANNING COMMISSION**  
**MONDAY, January 20, 2025**  
**6:00 pm**  
**2870 Jacksmith Ave SE**

- ARTICLE 1.** Chairman Rowland called the meeting to order at 6:15 pm.  
Members Present: Korstange, Kraemer, Rowland, Richardson  
Members Absent: Bruneau  
Others Present: Community Planning and Development Director (CP&D Director) Andrea Hendrick, Zoning Administrator Ryan Sennett, Legal Counsel (LC) Laura Genovich of Foster Swift (via Zoom).
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**  
**Motion was made by Treasurer Korstange to approve the current agenda. Supported by Vice Chair Kraemer. Motion carried 4 to 0.**
- ARTICLE 4. Disclose any Conflict of Interest**  
Treasurer Korstange disclosed living on the street that is the subject of the public hearing, though noted being outside the notice area. The Commission determined no conflict existed.
- ARTICLE 5. Approve the Minutes of the January 6, 2025 Meeting.**  
**Motion was made by Vice Chair Kraemer to approve the Minutes of the January 6, 2025 meeting. Supported by Treasurer Korstange. Motion carried 4 to 0.**
- ARTICLE 6. Acknowledge visitors and those wishing to speak.**  
There was no one wishing to speak.
- ARTICLE 7. Case #24-3877 – Public Hearing**  
**Applicant:** Englesman Homes  
**Property Address:** 7320 Whispering Ridge Dr SE  
**Parcel Number:** 41-19-08-351-031  
**Requested Action:** Special Use Permit for an accessory building over 832 square feet.  
  
Community Planning and Development Director Hendrick presented the application for 7320 Whispering Ridge Drive, explaining that the property owner wishes to demolish the existing home and accessory building, rebuild another home, and construct a new larger accessory building over 832 square feet. Director Hendrick noted the property has an irregular shape, making determination of front, side, and rear yards challenging. She clarified that waterfront properties have different regulations for placement of accessory buildings, allowing them in the front yards.  
During preliminary discussion of the application, Treasurer Korstange expressed concerns regarding the two-story nature of the proposed accessory building. She

noted the Commission had historically not allowed second stories in accessory structures when the second story square footage was included in the total size calculation. Treasurer Korstange questioned how the underground portion of the structure should be considered in the square footage calculations and expressed concerns about setting precedent for future applications. Director Hendrick acknowledged during the discussion that the question of floor area versus footprint was not clarified in former Planning Commission Decisions. She stated her interpretation of the Zoning Ordinance was that the calculation should use floor area.

Jason Engelsman of Engelsman Homes, the applicant, presented their application. Mr. Engelsman addressed the concerns raised by the Commission regarding the two-story design, explaining that height restrictions would prevent this from becoming a true multi-story structure, as the design would not allow for a full bottom level. Mr. Engelsman stated that the underground portion would have concrete walls and floor with a lower ceiling height of approximately eight feet, intended strictly for storage purposes. Mr. Engelsman confirmed the accessory building would include a toilet and sink, but no shower.

Treasurer Korstange expressed that the structure as presented appeared to be more compatible in scale and esthetics to a barn in an agricultural area. She felt the proposed building would have a negative impact on surrounding neighbors because it didn't meet the residential character of the neighborhood.

Member Richardson agreed that the character of this structure was more consistent with fields and farms and not the neighborhood it was proposed to be constructed. He felt like the allowed accessory structure size by right was more appropriate for this property.

**Motion was made by Treasurer Korstange to open public hearing. Supported by Vice Chair Kraemer. Motion carried 4 to 0.**

Ron Stacilauskas (7334 Whispering Ridge), expressed concerns regarding visual impact on his property from three rooms of his residence, potential noise from a proposed golf simulator, the existing tree line between properties, and the overall size and scale of the structure.

**Motion was made by Treasurer Korstange to close public hearing. Supported by Vice Chair Kraemer. Motion carried 4 to 0.**

During discussion, Member Richardson questioned the placement of an accessory building in what appeared to be a front yard. Treasurer Korstange explained that waterfront properties typically consider the water side as the front, which affects placement considerations. Director Hendrick clarified that if the structure was 832 square feet or smaller, it would be permitted by right in this location.

Chairman Rowland questioned why the new structure couldn't be placed in the same location as the existing accessory building. Mr. Engelsman explained that setback requirements and grading issues necessitated the proposed placement. Following this clarification, several Commission members expressed concerns regarding the two-story nature of the building and its overall size of approximately 2,200 square feet total between both levels on a 1.6-acre lot.

The Commission then engaged in a discussion regarding how they would calculate

the area of the proposed structure, ultimately determining that the lower level's square footage should be included in the total area calculation for purposes of evaluating this application.

**Motion was made by Member Richardson to Deny Case Number 24-3877 for a Special Use Permit for an accessory building over 832 square feet. Supported by Treasurer Korstange. Motion carried 4 to 0.**

Jason Engelsman offered to modify the proposal to eliminate the lower level, which would result in roughly 1,358 square feet total including the porch. Following additional discussion regarding modified square footage and concerns about the reapplication process, the Commission maintained the denial of the original application. Staff and legal counsel clarified that a new application would require a new application since it had been denied, per ordinance requirements.

**ARTICLE 8. Annual Report: Draft from the Planning Department.**

Director Hendrick presented the annual report from the planning department, highlighting key projects including Master Plan and zoning ordinance work, hotel licensing development and implementation for 16 hotels in the township, consistent volume of planning and zoning reviews, added detail on the department's involvement in other reviews beyond formal Planning Commission cases, improved coordination with the building department, and implementation of final zoning reviews. Commission members had no major questions or concerns about the report.

**ARTICLE 9. Acknowledge visitors and those wishing to speak.**

There was no one wishing to speak.

**ARTICLE 10. Other Business**

Chairman Rowland requested Commissioners compile lists of important items for consideration for the Ordinance Amendment process. Director Hendrick confirmed a deadline of January 27th for comments, with materials to be compiled for the February 3rd meeting.

**ARTICLE 11. Adjourn**

**Motion was made by Treasurer Korstange to adjourn. Supported by Vice Chair Kraemer, Motion carried 4 to 0. The meeting adjourned at 7:38 pm.**

Respectfully submitted,  
Andrea Hendrick, Community Planning and Development Director, Recording Secretary