

MINUTES
Cascade Charter Township Zoning Board of Appeals
Tuesday, August 11, 2020
5:30 P.M.
Virtual Zoom Meeting

ARTICLE 1. Chairman Milliken called the meeting to order at 5:33 P.M.
Members Present: Berra, McDonald, Mead, Milliken, Moxley
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 Mead to approve the Agenda. Supported by Member McDonald. Motion carried 5 to 0.

ARTICLE 4. Approve the Minutes of the March 3, 2020 Meeting.

Motion was made by Member Mead to approve the Minutes of March 3, 2020. Supported by Member Berra. Motion carried 5 to 0.

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

No visitors came forward.

**ARTICLE 6. Case #20-3593 Golden Valley
Public Hearing**

Property Address: 5800 Thornapple River Drive

Requested Action: The applicant is requesting approval to modify the existing layout of 8 lots in Phase 1 of the Golden Valley subdivision.

Director Peterson stated that Phase 1 of this subdivision has recently been approved, Phase 2 was approved by the Planning Commission last night. With the approval of Phase 2, the Health Department required some lot lines changes to accommodate their common septic system. This common, private septic area is between lots 9 and 10 on the site plan. In order to comply with Township lot area requirements, adjustments are being made to 8 different lots (5-12), ranging from a couple of hundred square feet to a couple of thousand square feet. Director Peterson states his opinion that this will not have an adverse effect on anything, it will just keep the project in compliance with lot size requirements.

Director Peterson recommends approval of these lot line changes.

Member Moxley asked if the original septic was sized for only the parcels in Phase 1, or if Phase 2 was included in the original septic size. Director Peterson replied that the original application was for the entire subdivision, however the Health Department would not give approval for the entire project and only approved Phase 1. One of the changes required by the Health Department for the approval of Phase 2 was to increase the size of the septic system.

Member Berra asked if there will be city water, Director Peterson replied that there will be a well system, with individual wells for each parcel.

Director Peterson states that this system will be privately maintained by the development.

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

Mr. Don DeGroot came forward representing Dan Kamphuis (applicant) and stated that Director Peterson summarized the requirements for moving the lots lines well, and that he would be happy to answer any additional questions.

Member Berra asked if there would be a homeowners association to collect fees to maintain the system. Mr. DeGroot stated that there is already a master deed established for Phase 1, which includes documentation for maintenance of the drain filed. This will be expanded as Phase 2 is included, and then amended and rerecorded to address recent changes. Mr. DeGroot stated that Mr. Kamphuis will seed the maintenance fund to start off.

Member Moxley asked who will be maintain the septic system. Mr. DeGroot replied that it will be a private company from Howell, MI that has already been contracted.

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 changes of Case #20-3593 as recommended by Staff. Supported by Member McDonald. Motion carried 5 to 0.

ARTICLE 7. Any other business

ARTICLE 8. Adjournment

Motion was made by Member McDonald to adjourn. Supported by Member Berra. Motion carried 5 to 0.

Respectfully submitted,
Aaron Mead, Secretary