

MINUTES
Cascade Charter Township Zoning Board of Appeals
Tuesday, June 14, 2005
7:00 p.m.

ARTICLE 1. Member Lewis called the meeting to order at 7:00 p.m.
Members Present: Beahan, Crawley, Lewis, 1st Alternate Neal, Vaughn.
Members Absent: Chairman Casey (excused), 2nd Alternate Richards (excused)
Others Present: Planning Director Peterson, Planner Deem, Admin. Assistant Hern and those representing cases.

ARTICLE 2. Member Lewis announced Article 6 has been withdrawn from this meeting and requested a motion for approval removing Article 6 from the June 14, 2005 Minutes. The revised agenda was approved on a motion by 1st Alternate Neal and supported by Member Beahan. The motion carried.

Planner Deem stated he received a phone call and letter from the applicant earlier today noting withdraw of the request for variance for a 20-foot side yard setback and noted they will continue to file for a Special Use Permit to amend the site plan to meet all other zoning requirements.

Member Lewis provided a brief introduction of Lisa Hern, the new recording secretary. Hern provides various administrative support with Township organizations such as the Community Foundation, Planning Commission and DDA.

ARTICLE 3. The Minutes of the May 10, 2005 meetiner were approved as presented on motion by Member Beahan and supported by 1st Alternate Neal. The motion carried.

ARTICLE 4. The Planning Commission Minutes of May 2, 2005 and May 16, 2005 were received and filed.

ARTICLE 5. **Case #04-2694: Trane of West Michigan**
(PUBLIC HEARING)

The applicant is requesting a variance to allow parking within 10-feet of the west property line. The business is located on lots 29 and 30 of the Meadowbrooke Business Park.

Planning Director Peterson provided history of the Meadowbrooke Business Park. The area is located in the Northwest corner of

Corporate Exchange and Corporate Grove. He also noted the owner would combine the lots in order to do the project.

Planning Director Peterson further stated the applicant will be in front of the Planning Commission to review the site plan for the expansion project and parking with the setback line. He noted the Meadowbrooke PUD was approved in 1988 and the interpretation of the variance was discussed between staff and applicant. The advantage of the PUD is that all projects must be reviewed and approved thru Meadowbrooke prior to the Township.

The issue with the code is that the PUD states the parking may be located in the side and rear setbacks. This would allow parking in the setback area only if the building was not placed at the minimum 25-foot setback. The PUD also states sites must be entirely landscaped.

Planning Director Peterson said the variance is for a reduced bufferyard down to 10-feet on the west property line that will be landscaped. He also noted that Meadowbrooke has recommended approval of the variance and the applicant's ability to have the reduced bufferyard landscaped with the required amount of materials, staff recommends approval of the variance for a reduced bufferyard down to 10-feet on the west property line.

Planner Deem related no phone calls nor letters were received.

Member Lewis agreed with the interpretation of the PUD.

Mike Gantos of S.J. Wisinski & Company represented the developer and tenant. Gantos noted the parking along the side and in the back of the building and the applicant's intent to utilize the area for parking and landscaping.

Member Beahan supported by Member Vaughn moved to open the public hearing. The motion carried and the public hearing was opened.

There being no one present to speak on the matter, **Member Beahan supported by Member Crawley moved to close the public hearing. The motion carried and the public hearing was closed.**

Member Lewis asked if this was going before the Planning Commission and Planning Director Peterson confirmed applicant to stand in front of the Planning Commission again on June 20th.

Member Beahan supported by Member Vaughn moved to approve the applicant's request for a 15-foot variance along the west side of the property line. The motion carried.

ARTICLE 7.

Any Other Business

Member Lewis asked Staff if anything has developed with Clever Cook. Planner Deem said owner called the Township and inquired to the process of amending the PUD Ordinance for signage, the applicant has been supplied with the process and has 60-days.

Member Lewis also noted that Blimpie's seems to be displaying many temporary signs, lately. Planning Director Peterson noted the Township has quite a collection. **The Zoning Board requested a reminder to Blimpie's regarding sign limitations.**

Member Lewis related the Planning Commission has agreed to submit their recommendation to the Township Board that term limits be removed from those serving on the Planning Commission. Member Lewis said the Township Board will review the recommendation and will either accept or reject the recommendation. If the Township rejects the recommendation, the Planning Commission will be allowed to resubmit another recommendation that the Township may or may not approve. The Township Board will then review a second time; they have the final decision regarding the Planning Commission's term limits.

Member Lewis questioned if the recommendation was to be placed on the June Township agenda. Planning Director Peterson said it would be on the Board's agenda at the July 13th Meeting due to a major sewer project they will be reviewing.

ARTICLE 8.

Adjournment

Member Beahan supported by Member Crawley moved to adjourn. The motion carried and the meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Jack Lewis, Secretary

JL:LH