

Minutes
Cascade Charter Township
Zoning Board of Appeals
Tuesday, September 9, 2025
5:30 pm
2870 Jacksmith Ave. SE

ARTICLE 1. Chairman Berra called the meeting to order at 5:30 pm.

Members Present: Noordhoek, Berra, Rowland, Milliken
Members Absent: Mead (excused)

Others Present: Community Development and Planning Director Andrea Hendrick,
Zoning Administrator Ryan Sennett, Planning Administrative Assistant Nick Govan and
others listed on the sign-in sheet.

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda

**Motion was made by Trustee Noordhoek to approve the current agenda
Supported by Member Milliken.
Motion carried unanimously.**

ARTICLE 4. Disclose any Conflicts of Interest

There were no conflict of interest.

ARTICLE 5. Approve the Minutes of the May 13, 2025 meeting.

**Motion was made by Trustee Noordhoek to approve the Minutes of the May 13,
2025 meeting.
Supported by Member Milliken.
Motion carried unanimously.**

ARTICLE 6. Acknowledge visitors and those wishing to speak

There weren't any visitors that wished to speak.

ARTICLE 7. Case #24-3895 – Public Hearing

Applicant: Carrie Borchers & Dan Wilder

Property Address: 8751 Cascade Rd. SE

Parcel Number: 41-19-23-400-009

Requested Action: Seeking a variance of 13.8 ft to the south property line front yard setback for the construction of an Accessory Building.

Zoning Administrator Ryan Sennett presented the application, explaining that the property is a corner lot with frontages on both Cascade Road to the south and Quiggle Avenue to the east. The property currently has a single-family dwelling and an existing detached accessory building located in the front yard. Under Section 17.03 of the zoning ordinance, provisions allow for an exception to place accessory structures in the front yard; however, the structure must still meet the front yard setback requirement.

ZA Sennett noted that the Planning Commission approved construction of an accessory structure in the front yard on August 4, conditioned upon obtaining a variance for the reduction in front yard setback off Cascade Road. The property has a stream running from the northwest corner to the southwest corner with trees and vegetation on both

sides. The applicant proposes to demolish the existing accessory structure in the front yard and construct a new building 10 feet further from the existing structure, placing it in line with the house, which is currently 36.2 feet off the property line. Since Cascade Road is an arterial street, the minimum setback requirement is 50 feet. The applicant is requesting a 13.8 foot reduction to the required setback minimum.

ZA Sennett highlighted key considerations for the Board's deliberation regarding whether the requested variance is the minimal variance necessary to make reasonable use of the structure, noting that the proposed location appears to be one of the few buildable portions of the property. ZA Sennett noted that with some grading, it might be possible to place the building further back; however, the applicant had raised concerns over the location of the septic pump north of the proposed building location and flooding issues due to clay soil and water runoff throughout most of the year. If located 50 feet off Cascade Road, elements of the existing septic system would likely need to be relocated. The applicant is requesting a structure with a 552 square foot footprint, which is less than many of the other accessory structures in the district.

ZA Sennett also highlighted that a practical difficulty may exist largely due to unique elements on the property, such as the multiple frontages, the location of the stream running through the property, and the wetland soil that exists. He noted the Board should deliberate whether the potential for flooding and runoff described by the applicant and the potential need for additional grading creates a practical difficulty in placing the structure in a compliant location.

ZA Sennett indicated that staff recommendation was to approve the request and provided sample motions in the packet. Member Rowland noted that when this case came to the Planning Commission on August 4, they found that the existing structure was pre-existing and the applicant is demolishing it and making improvements that will be an enhancement to the property. Member Rowland stated that the Planning Commission did not have concerns with the request but referred it to the Zoning Board of Appeals to avoid setting a precedent and to follow proper procedures.

**Motion was made by Trustee Noordhoek to open Public Hearing.
Supported by Member Rowland.
Motion carried unanimously.**

Dan Grzywacz (8683 Cascade Road) addressed the Board as a neighbor living two houses down from the property. Mr. Grzywacz stated that the property is beautiful and that in his personal opinion, the proposed improvement will be an improvement to the property and will not be a hindrance to any site on Cascade Road. He noted there is room for the improvement and expressed his belief that it would be a smart move and would conform well to the community aesthetically.

Dan Wilder, the applicant at 8751 Cascade Road, provided additional context regarding the property. Mr. Wilder explained that they do not have access on the left side or front frontage anywhere back where there is acreage due to the driveway on the adjacent property. He described the property as being located in a glacial till valley with both sides very rocky. Mr. Wilder stated that the creek does flood almost up to the deck area sometimes in the spring and during winter melt.

Regarding the existing accessory structure, Mr. Wilder explained that the driveway is a circle drive created from fill taken when the house was built in 1972. He noted that when

they bought the house in 2018, they discovered that the white pine tree behind the original shed had been ripping up the concrete for a while, resulting in significant damage with large gaps. He stated that they want to demolish the existing shed and build a new one, and they would match the new structure to the same wood as the original shed to make everything look the same.

**Motion was made by Trustee Noordhoek to close Public Hearing.
Supported by Member Rowland.
Motion carried unanimously.**

Trustee Noordhoek noted that there are big circumstances on this corner lot that do not normally exist on similar properties and stated he was satisfied with the application and willing to approve the request.

**Motion was made by Trustee Noordhoek to Approve case number 25-3895 for 8751 Cascade Road, for a variance of 13.8 feet to the front yard setback off Cascade Road for the construction of an accessory building. Supported by Chairman Berra.
Motion carried unanimously.**

ARTICLE 8. Acknowledge visitors and those wishing to speak

There was no one wishing to speak.

ARTICLE 9. Other Business

Director Hendrick informed the Board that an administrative appeal is scheduled for the October 14 meeting. She explained that a PUD was approved in 2022 with language requiring that all landscaping be complete before issuance of the final Certificate of Occupancy (C of O). The builder completed the building and obtained the C of O. Upon further review and coordination with the condo association, staff discovered that not all required work had been completed. Staff developed a list of required items and had the builder complete those items. The condo association subsequently appealed staff's decision to reissue the C of O, as they believed additional items should have been required beyond what the original approval language specified.

Director Hendrick noted that representatives from the condo association will be present at the October 14 meeting. She explained that the Board will need to make a determination based on the ordinance documents, facts provided, and the original PUD approval language as to whether they agree with staff's decision to reissue the C of O and must issue a new decision accordingly.

Director Hendrick concluded by noting the upcoming meeting schedule: the Board will meet on October 14, there is no November meeting scheduled, and the next meeting after that is December 9.

ARTICLE 10. Adjourn

**Motion was made by Member Rowland to adjourn. Supported by Trustee Noordhoek.
Motion carried unanimously. The meeting adjourned at 5:50PM.**

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