

CASCO TOWNSHIP, ALLEGAN COUNTY
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Zoning Board of Appeals of Casco Township will conduct a public hearing and regular meeting concerning the following matters on Monday, August 2, 2021 at 7:00 p.m. at the Casco Township Hall, 7104 107th Ave, South Haven, MI 49090, within the Township.

PLEASE TAKE FURTHER NOTICE that the items to be considered at said public hearing include the following:

Robert Hubbard of Chicago IL has petitioned for dimensional variances at 78 Pershing (0302-603-010-00) to construct a new home; required front setback is 25ft; request 5ft relief; required south side setback is 10ft; request 5ft of relief.

Any other business that may come before the zoning board of appeals

PLEASE TAKE FURTHER NOTICE that the application packet can be reviewed at the Township Hall during regular business hours of regular business days at 7104 107th Ave, South Haven.

PLEASE TAKE FURTHER NOTICE that written comments will be received from any interested person concerning the foregoing by the Township Clerk at the address set forth below, during regular business hours of regular business days or by mail to the Township Clerk at the address set forth below, up to the date of the hearing and will also be received by the Zoning Board of Appeals at the hearing.

Casco Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the hearing upon seven (7) days notice to the Casco Township Clerk. Individuals with disabilities requiring auxiliary services should contact the Casco Township Clerk at the address or telephone number listed below.

Cheryl Brenner
Casco Township Clerk
7104 107th Ave, South Haven MI 49090
269-637-4441
cascoclerk@gmail.com

Tasha Smalley
Zoning Administrator
1-800-626-5964
mtsallegran@frontier.com

**CASCO TOWNSHIP
ZONING BOARD OF APPEALS**

Agenda

Monday August 2, 2021 7:00PM

Casco Township Hall
7104 107th Ave. South Haven MI 49090

1. Call to Order, Roll Call
2. Approval of agenda
3. Public comment (non-agenda items)
4. New Business
 - a. Variance request Robert Hubbird 78 Pershing 02-603-010-00 front and side setback; front 5ft of relief and side 5ft of relief
 - open public hearing
 1. Applicant explain request
 2. correspondence
 3. audience for / against comments
 4. any further discussion
 - close public hearing
 - b. Discussion / decision of variance request
5. Old Business
 - a. anything else that may come before the ZBA
6. Public comment
7. Approval of previous minutes June 14 2021
8. Adjournment

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CASCO TOWNSHIP
ZONING BOARD OF APEALS
Monday June 14, 2021; 7:00 PM

Present: Chairman Matt Hamlin, Vice Chair Paul Macyauski, Secretary Sam Craig, and Matt Super

Absent: Alex Overhiser

Also Present: Zoning Administrator Tasha Smalley and Recording Secretary Janet Chambers and applicants James & Cecilia Reynolds and 4 interested citizens.

1. **Call to Order, Roll Call:** The meeting was called to order by Chairman Hamlin at 7:15 PM.
2. **Approval of Agenda:** Motion by Super, supported by Macyauski, to approve agenda as presented. All in favor. MSC.
3. **Public comment** (non-agenda items): None
4. **New Business**
 - A. **Variance request James Reynolds, 880 Blue Star (02-062-009-10), side yard setback; north 15 ft. of relief and south 20 ft. of relief; from required 25 ft. (Public Notice Attachment 1)**

Open public hearing

1. **Applicants explain request and ZA staff report:** (ZA Report - Attachment 2) (Application Attachment 3) James Reynolds, thanked the ZBA for having the hearing and Smalley for educating himself and his wife. They have had 50' to 60' loss of property to erosion. They generally live in Casco from April to October. They would like to build a 30' wide home on their 45' lot, the existing house is 38' wide. The house was built by the Casey family (Grandparents of Cecilia Reynolds) 74 years ago. James and Cecilia Reynolds are the 3rd generation since 1947. Cecilia showed photos of when the house was built by her family in 1947.

Macyauski asked if they are moving the existing house, or rebuilding? Reynolds said they considered moving it but decided not to. Their existing house is 38' wide on a 45 ft. lot, which if they moved it, would be even closer to the lot line. In 2017 the stairs were still there, in 2018 stairs were lost to erosion. When they closed the cottage in October of 2020, they had 30' between the house and bluff. They returned in the spring to find only 10'.

Macyauski inquired about the reason for the shape of the lot (a bump out on the Northwest).

Reynolds explained 60 years after the Casey family bought the property, the neighbor came to them and said he is about to sell his property and part of the Casey home was on his property. He said the new owners may ask Casey to move his house off the property. They settled out of court by purchasing a 15' strip of property from the neighbor on the north property line at the west end. Reynolds said he plans to have the back of his house in front of the neighbor's house, so they do not sit as close to each other.

