

Casco Township Zoning Board of Appeals

November 13, 2025

7:00 PM

Casco Township Hall

Present: Vice Chair Alex **Overhiser**, Dian **Liepe**, Mary **Campbell**

Members Absent: Chairman Matt **Hamlin**, Matt **Super**

Also Present: Zoning Administrator Tasha **Smalley**, Recording Secretary Jennifer **Goodrich**, April **Freeman**, Josh **Freeman** & Jason **Schmidt** (427 Builders: 2845 64th St) Mike and Karen **Tracy** (Applicants)

1. Call to order: Meeting was called to order by Vice Chairman **Overhiser** 7:01PM
2. Review and approve agenda: A motion was made by **Campbell** to approve the agenda, *with the removal of the Jeffery & Anita Cassetta petition for a variance to construct a garage addition at 7439 Easton Dr., 03-02-45-031-00 (Rescheduled for December 11th 2025)* 1. supported by **Liepe**. All in favor. Motion carried.
3. Public comment: None
4. New Business

a. Public Hearing

Mike & Karen **Tracy** have petitioned for a variance to add two additions to the north side of their dwelling and construct a detached garage at 920 Adams, 03-02-150-009-00. Additions: Required side setback is 10 feet; request is for 6.2' of relief (to be 3.8' from the side property line). Detached garage: Required front setback is 25'; request is for 5' of relief (to be 20' from the front property line); required side setback is 10 feet; request is for 6.2' of relief (to be 3.8' from the side property line).

Open Public Hearing – 7:03

Jason **Schmidt** (Project Manager) explained how the existing cottage was built in the 1940's and was currently sitting on a 50' wide lot. They would like to construct the additions so they can have some additional space so they can use the cottage full-time. The garage would provide additional storage and a place to park a car. The existing footprint of the house is currently 3.8' away from the side property line and the narrow lot width is a hardship.

The **Tracys** explained how the upstairs currently has a low ceiling and the brick walls make it hard to install an upgraded HVAC system. These plans would make the house more usable and

provide additional space. Right now they can barely have enough space to park their cars on their property, off of the road. The property is in a family trust and it will not be used as rental.

Correspondence: None

Close Public Hearing – 7:09

Overhiser read through the facts of finding and stated that the petition met the standards, the other ZBA members agreed.

Liepe made a motion to approve the 6.2' of relief (for the dwelling additions to be 3.8' from the side property line). **Campbell** seconded the motion. All in favor. Motion carried

Campbell made a motion to approve the 5' of relief (for the Garage to be 20' from the front property line); and the 6.2' of relief (for the Garage to be 3.8' from the side property line). **Liepe** seconded the motion. All in favor. Motion carried

6. Old Business: None

7. Approval of Minutes:

A motion was made by **Campbell** to approve the minutes, with corrections; supported by **Liepe**. All in favor. Motion carried.

8. Public comment: None

9. Meeting Adjourned at 7:31pm

Attachments: available upon request

Minutes prepared by:

Jennifer Goodrich, Recording Secretary