



MEETING MINUTES (Draft)
Cadillac Zoning Board of Appeals (ZBA)
5:30 P.M.
March 20, 2025

CONVENE MEETING

Chairperson Nichols called to order a meeting of the Cadillac Zoning Board of Appeals at 5:30 p.m. on March 20, 2025.

ROLL CALL

MEMBERS PRESENT: Bontrager, Nichols, Hutchinson, Ault, and Brown

STAFF PRESENT: Adams, Timmer, and Mallory Reeder (City Attorney, FosterSwift, attended remotely)

APPROVAL OF MEETING AGENDA

Motion by Brown to approve March 20, 2025, meeting agenda. Support by Ault. The motion was unanimously approved on a roll call vote.

APPROVE THE SEPTEMBER 19, 2024, MEETING MINUTES

Motion by Bontrager to approve September 19, 2024, meeting minutes. Supported by Brown. The motion was unanimously approved on a roll call vote.

PUBLIC COMMENT

None.

PUBLIC HEARING AND BOARD ACTION

Variance application filed by David Cadwallader, owner of 808 Cotey St. Adams presented a brief PowerPoint presentation detailing the property and variance request. The applicant is asking for a variance to increase the lot coverage to 47% and to construct an attached garage with a rear yard setback of 8ft, which is consistent with the setback of the dwelling in which the garage will be attached to.

Chairperson Nicholas opened the public hearing.

The applicant, David Cadwallader stated that currently there is a shared garage space between 808 Cotey St and 503 E River St. Cadwallader stated that sharing a garage space with a neighbor is not ideal and that space is limited for both to enjoy. Cadwallader stated that constructing the attached garage would allow for parking of vehicle and storage space. Cadwallader indicated that the neighbor, 503 E River St, has expressed interest in constructing an attached garage as well a few years down the road which would then lead to demolition of the current shared garage space.

Joe Barron, 423 E River St, voiced his support for the variance. Barron stated that The Cadwalladers have invested in their home with various improvements, and he believes that this will increase property values.

Justin Whitley, 503 E River St, currently shares the garage with 808 Cotey St. Whitley stated that his plan is to construct a garage within 3-5 years.

Chairperson Nicholas closed the public hearing.

Board discussion took place.

Motion by Bontrager to approve the variance to allow for increase in lot coverage to 47% and to allow for construction of an attached garage with a rear yard setback of 8ft, with the conditions as listed in the Staff Report. Supported by Ault. Motion approved unanimously.

NEW BUSINESS

Vote for Officers. Motion by Hutchinson to reelect and reappoint Nicholas as Chair and Ault as Vice Chair supported by Bontrager. Motion approved unanimously.

Vote for Meeting Dates. Motion by Bontrager to approve the meeting dates as presented with a correct to the August meeting date. Supported by Brown. Motion approved unanimously.

Fee Proposal. Timmer stated that this is in the packet for informational purposes and asked that the board provide feedback if desired. Board discussion took place on the various fees and the fee proposal. Nicholas stated the increases are greatly needed and appropriate. Hutchinson offered the idea of the applicant paying the publication fee verses having a base application fee. Brown stated that he believes the fees should remain the same for the services being offered to not deter property owners from applying to do things appropriately. Ault stated that she feels increases are appropriate.

OLD BUSINESS

Adams provided a brief update on the Wexford Community Credit Union site that was presented at the previous meeting.

BOARD MEMBER COMMENTS

None.

PUBLIC COMMENTS

None.

ADJOURN

There being no further business, Chairperson Nichols adjourned the meeting of the ZBA at 6:14 P.M.