

Columbia Township Zoning Board of Appeals

April 21, 2016

Columbia Township Zoning Board of Appeals called to order at 7:02 PM by Chairman Robert Willerer. Members present Barbara Beamish, Bruce Andrews, Todd Wanty, Robin Tackett, Brad Denning(absent), and Chairman Robert Willerer.

Motion by Tackett to approve agenda, seconded by Andrews. Ayes: ALL.

Meeting minutes from October 22, 2015 motion by Beamish to approve meeting minutes as submitted. Motion seconded by Wanty. Ayes: All.

Margaret Stevenson for a variance request to construct a pole barn a distance of 7'4" to the rear lot line on property known as 8174 Clarklake Rd. Clarklake, MI 49234. ADP#19-09-126-005-01.

Margaret Stevenson now Margaret Hamilton spoke at meeting. Since date of application she has gotten married and changed her last name. She is giving permission to Mr. Bamm of Bamm Built permission to speak on her behalf. They would like the variance to construct a pole barn to store semi-trailer and other equipment in. Chairman Willerer asked Mr. Bamm which conditions as outlined in the variance request he thinks they fall under. He stated that they are building on AG land and that it fits in with the neighborhood. There is a pole barn down the street. They do not want to build a smaller building because it would impede parking a semi and other equipment inside. It would not be a detriment to the neighborhood. Todd Wanty asked Mr. Bamm since the site has been excavated and prepped for the pole barn do you already have your building permit? Bamm stated no and that the excavation was done by another contractor and he has nothing to do with it. He is aware that the material is on site and that they need a permit to build a pole barn. Bruce Andrews asked Mr. Bamm, what is the need to have it so far back on the lot line as to need a variance. Mr. Bamm stated that because lot line shows the property line as the center of the road they are basing their request on the survey that was presented. Placement will be the optimal location for the structure.

No public comment. No correspondence.

Board Closed to public comment at this time. Board discussion. The property taxes are based on residential property not agricultural property. The size of the pole barn 50x50 and the proposed drawing and list of material as presented in the packet also show lean to or large overhang on the structure. Robert Hamilton stated that it has to be 50x50 to store his semi and personal property. He stated they thought the property was Agricultural not residential said it was a surprise to him.

Motion by Wanty to grant the variance as requested siting 10.3.A.1 & 4. No second. Motion dies due to lack of support.

Motion by Wanty to grant the variance as requested siting 10. 3.A. 1 & 4. Seconded by Chairman Willerer. Wanty-yes, Tackett-no, Andrews-no, Beamish-no, Willerer-no. Motion Denied. Variance has been denied.

Richard Leibick for a variance to construct decks a distance of 41' to the Rear lot line(waterside) on property known as Lot 120 Bayview Shores, 109 Morningside, Brooklyn, MI,49230. ADP#000-19-27-105-007-00.

Mr. Leibick presented his reason for asking for a variance. He recently purchased the home and would like to fix the old worn out deck. It needs a lot of work in its present state. He would like to replace the existing deck and change the shape to make best use of a deck. He stated the lot has an odd shape he would be reconfiguring the deck to make best use of the space and the proposed deck would not be any more non-conforming than the current deck. Chairman Willerer asked Mr.Leibick if he knew that the water's edge is not the property line. He stated he thought he was informed that his lot line ended at the water's edge not the property line shown. At this time he would like to amend his original request to state backyard setback variance of 15ft a distance of 35 ft. to the lot line. (Waterfront) Chairman Willerer asked Jeff Simpson current Columbia Township Zoning code enforcement officer his opinion of the condition of the deck. Mr. Simpson stated that the deck needs some work.

No public comment. One piece of correspondence, from Dave Horthrop who is in favor of granting the variance.

Closed to public comment at this time. Board Discussion.

Motion by Beamish to approve as amended, back yard setback variance of 15ft. a distance of 35 ft. to the back lot line.(lakefront) Motion seconded by Tackett. Wanty-yes, Tackett-yes, Beamish-yes, Andrews-yes, Chairman Willerer-yes. Ayes: All. Motion carried. Variance granted.

No final public comments.

Motion by Andrews to adjourn meeting at 7:54 PM. Seconded by Wanty. Ayes: All. Motion carried.

Meeting Minutes Respectfully Submitted,

Robin Tackett

Secretary Columbia Township Zoning Board of Appeals