

Columbia Township Zoning Board of Appeals

August 3, 2017

Revised

Columbia Township Zoning Board of Appeals called to order at 7:00 PM by Chairman Robert Willerer. Members present Barbara Beamish, Bruce Andrews, Robin Tackett, Brad Denning, and Chairman Robert Willerer.

Motion made by Robin Tackett to approve agenda as presented. Motion seconded by Brad Denning. Ayes: All. Motion carried.

Motion to Approve Columbia Township Zoning Board of Appeals minutes of July 6, 2017 hearing made by Brad Denning. Motion seconded by Barbara Beamish. Ayes: All. Motion carried. Meeting minutes approved.

Bryon Gough for a variance request to construct a new residence a distance of 20' to the Backyard (waterside) on property known as Lot 44 Royal Shores, 114 Cindy Circle, Brooklyn, Mi. 49230, ADP#000-19-33-428-013-00.

Mr. Gough presented his reasons for requesting a variance. He presented the board with a packet. Packet put in file. 114 Cindy Circle request for variance points- Reasons prohibiting current property situation, non-conforming lot, and buildable area does not provide sensible layout for a new home with current setbacks. Noted Points about requesting variance, wants home to look directly at lake and new home will be in line with neighbor's homes so not to impede views. Home will still be more than 50' to water edge because the property line and water's edge are different. There is 31' between his property line and water's edge. Wants to have house that looks over its own frontage not neighbor's property.

Tom Hamells of 112 Cindy Circle, Brooklyn, MI spoke as to reasons he feels the ZBA should not grant the variance. The granting of the variance will allow the house to be to close to the water. The house could be close to 5000 sq. ft. when my house is only 2000 sq. ft. Concern over possibility of two stories and it towering over homes next to it. It is to much house for our neighborhood. It is a irregular shaped lot.

Angie Nadell of 116 Cindy Circle, Brooklyn, MI, spoke as to reasons she is not in favor of granting the variance. I have a ranch home, what kind of home will this be no one has seen house plans. Upset that applicant did not have to submit house plans for variance application. Where will downspouts go and where will water drain?

Richard Hoover 108 Cindy Circle, Brooklyn, MI, spoke as to reasons he is not in favor of granting the variance. The lot is irregular in shape, drastic shape, and wonder about the amount of setback. Someone did not due there due diligence when purchasing the property. Some exceptions are fine but I object this is to large of a variance.

Chairman Willerer, discussion of size of house seems to be issue among neighbors as doe's site view of the neighbors' homes to either side. Bruce Andrews stated that the ZBA has to look at situations that are not normal. There is an extra 31' of property between the applicant's lot line and the water's edge. That is not necessarily normal. Brad Denning if the water's edge were his property line he would not need to request a variance. The only variance request in front of us tonight is the Backyard (waterside) variance. It is a non-conforming lot. The lot is a very irregular shaped lot and to build a home that would look out over your own property would take a variance.

Lake Columbia Property Owners Association Approved the variance request they received and is on file.

2 written pieces of correspondence:

1. Robert & Carlin Dresselhouse 110 Cindy Circle, Brooklyn, MI. Opposed to issuing a variance.
2. Wayne & Beverly Darr 106 Cindy Circle, Brooklyn, MI. Oppose & reject issuing a variance.

Meeting closed to public comment. Board Discussion at this time.

Motion by Bruce Andrews to approve variance as requested request to construct a new residence a distance of 20' to the Backyard (waterside) on property known as Lot 44 , siting 10.3 A. 1 &2. Motion seconded by Brad Denning. Roll Call. Brad Denning, Yes. Robin Tackett, Yes. Chairman Willerer, Yes. Barbara Beamish, Yes. Bruce Andrews, Yes. Ayes=ALL. Motion, carried, variance is granted.

Edward & Linda Hones a variance request to construct an addition onto the existing deck a distance of 18' to the Backyard (waterside) lot line on property known as Lot 1 Woodland Terrace, 8564 N. Shore, Clarklake, MI. 49234. ADP# 000-19-17-327-001-01.

Mrs. Hones presented reasons she is requesting variance. She stated that the 4' will provide handicapped accessible access to her mother. They need the space to provide room to move around adequately on the deck. Currently the deck is not handicapped accessible and they need to upgrade deck to make it handicapped accessible.

Chairman Willerer asked about side yard setbacks and lot coverage on application? Mrs. Hones stated she did not realize that those as well need to be requested and that she would like to amend her variance application to include side yard setbacks and lot coverage at this time. Discussion about lot size and non-conforming lot. Made changes to application at this time.

Melissa Bailey 8552 N. Shore Dr, spoke at this time in favor of granting the variance. It will not impede her view.

Jone Kailbot 8702 N.Shore Dr., spoke at this time about lot size and non-conforming lot. He was going to talk about side yard setbacks and lot coverage but ZBA has caught those things that he thought were missed. He will go with whatever discussion the ZBA makes.

Meeting closed to public comment. Board discussions at this time.

Motion by Barbara Beamish to approve with changes as requested by applicant siting 10.3.A. 2. D. Seconded by Bruce Andrews. Roll Call. Beamish, Yes. Andrews, Yes. Chairman Willerer, Yes, Tackett, Yes. Denning, Yes. Ayes, All. Motion Carries variance approved.

No public comments. No Board comments.

Motion made by Brad Denning to Adjourn. Motion seconded by Robin Tackett. Ayes: All.
Meeting Adjourned at 8:15 PM.

Meeting Minutes Respectfully Submitted,

Robin Tackett

Secretary Columbia Township Zoning Board of Appeals