

**Columbia Township Zoning Board of Appeals  
January 9, 2020**

Columbia Township Zoning Board of Appeals meeting called to order by Chairman Brad Denning at 7 P.M. Present Theresa Mahr, Robin Tackett, Barbara Beamish, Mike Trout and Chairman Brad Denning.

Motion by Tackett to Approve agenda. Motion seconded by Trout. Ayes: All. Motion carried.

Motion by Theresa Mahr to approve the December 12, 2019 meeting minutes. Chairman Brad Denning seconded motion. Ayes:All. Motion carried. Meeting minutes were approved.

Rick Church, Columbia Township Zoning Inspector spoke at this time concerning Timothy Cornell variance request. A variance is not needed on 8194 N. Shore, Clarklake MI. 49234. After further review of language on Table 3.4 it has been found that a variance is not needed. (consult with Landplan was also utilized) Theresa Mahr spoke at this time to disagree with the findings. Comment made by Mike Trout to request that a refund be granted to applicants. Chairman Denning agreed and stated that he would be making a recommendation to Columbia Township Board for a refund.

Murphys Pumps Inc. for a variance request to construct a 4' patio with gable overhang a distance of 16' to the Front yard (road side) lot line on property known as Lot 21 Block 2 Randalls Lakeside, 2934 Russell Ct. Clarklake, MI. 49234. ADP#000-19-22-102-019-00.

Rick Church, Columbia Township Zoning Inspector spoke at this time. It is a non-conforming lot. They are asking for a 4' cement porch with gable it will be a 9' encroachment into the setback.

Corey & Lisa Murphy spoke at this time as to the reasons they are requesting a variance. They are requesting a roadside setback variance of 9' a distance of 16' to the lot line. They are going to put in a small concrete porch with a gable covering. It will be in line with all of the surrounding homes. A 4' patio is as small as they can possibly build they need something to step on to get in and out of the house.

No correspondence. No public comment. Closed to public comments at this time.

Board discussion at this time.

Motion by Trout to approve as requested, Murphys Pumps Inc. for a variance request to construct a 4' patio with gable overhang a distance of 16' to the Front yard (road side) lot line on property known as Lot 21 Block 2 Randalls Lakeside, 2934 Russell Ct. Clarklake, MI. 49234. ADP#000-19-22-102-019-00.

Citing: 16.7, A & B.

1. That there are practical difficulties that prevent carrying out the strict letter of this Ordinance due to the unique circumstances specific to the property such as its narrowness, shallowness, shape, or topography, that do not generally apply to other property or uses in the same district, and shall not be recurrent in nature. These difficulties shall not be deemed economic, but shall be evaluated in terms or the use of a particular parcel of land.
2. That the practical difficulty or special condition or circumstance is not a result of the applicants actions.
3. That the variance will relate only to the property described in the variance application.
4. That the variance will be in harmony with the purpose of the Ordinance and the intent of the District, including the protection of public health, safety and welfare in general and vehicular and pedestrian circulation specifically.
5. That the variance will not cause substantial adverse effect upon surrounding property including property values and the development, use and enjoyment of property in the neighborhood or District.
6. That the strict compliance with the site development requirement in question would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity unnecessarily burdensome.
7. That the variance request is the minimum amount necessary to overcome the inequality inherent in the particular property or mitigate the practical difficulty.

Motion seconded by Theresa Mahr. Roll call vote. Tackett:yes, Mahr:yes Beamish:yes, Trout:yes, Chairman Denning:yes. Ayes:ALL. Variance granted.

Board member comments: Discussion of Table 3-4. Clarity of Table and what it entails. How it is defined and should be utilized and applied.

Motion to adjourn by Mike Trout at 7:33PM, motion seconded by Barb Beamish. Ayes. All. Meeting adjourned.

Respectfully,

Robin Tackett  
Secretary Columbia Township Zoning Board of Appeals