

Revised

Columbia Township Zoning Board of Appeals

June 21, 2018

Columbia Township Zoning Board of Appeals meeting called to order by Chairman Brad Denning at 7 P.M. Present Jerry King (alternate), Bruce Andrews, Robin Tackett, Chairman Brad Denning, Barbara Beamish and Teresa Mahr.

Robin Tackett made motion to approve agenda as presented. Motion seconded by Teresa Mahr. Ayes: All. Motion carried. Bruce Andrews made motion to approve meeting minutes of June 7, 2018 Zoning Board of Appeals meeting. Motion seconded by Chairman Brad Denning. Theresa Mahr abstained from voting as she was not at the meeting. Beamish-yes, Andrews-yes, Chairman Denning-yes, Tackett-yes. Motion carried.

Meridian Properties, Production Saw & Machine for a variance request to construct an addition onto the existing structure a distance of 13'6 to the South yard lot line on property known as 9091 S. Meridian, Clarklake, MI. 49234. ADP#00-19-18-101-001-04.

Jeff VanCalbergh 9091 S. Meridian Rd. Clarklake, Mi 49234. Gave explanation why Production Saw & Machine is requesting a variance. They are doing two projects. The first is on the South side of the building it will house air compressors. They will be taking out current equipment from building and housing it in new building to improve air quality and it will help with controlling heat. It will improve working conditions for their employees. The second part of the project is on the East side of the building. It will be for cold/outside storage. They need the extra space inside the building for other equipment. Both of these projects will benefit current and future employees. They are trying to make best use of limited space.

Ron Johnson- spoke, 9229 S. Meridian Rd. Clarklake, 49234. CFO of Air Master Fan property owner directly South. They have no concerns and are in favor of granting the variance.

Teresa asked about the land in between Production Saw & Machine and Air Master Fan? Who the land how will it impact them. At this time Ron Johnson spoke again Air Master fan owns the property. They are in favor granting variance.

No correspondence. Board closed to public comment at this time.

Teresa has concern over lot coverage it will be increasing to 39.9%. Discussion by Board over lot coverage. Board discussion at this time over South yard set back.

Motion by Chairman Brad Denning to approve Meridian Properties, Production Saw & Machine variance request to construct an addition onto the existing a distance of 13'6" to the South yard lot line on property know as 9091 S. Meridian Rd. Clarklake, MI. 49234. ADP#00-19-18-101-001-04. To include 39.9% lot coverage. Siting 10.3 B.C & D. Motion seconded by Barbara Beamish. Mahr:no, Tackett:yes, Denning:yes, Andrews:yes, Beamish:yes. Motion carried variance granted.

Second variance request from Michael Cosonnu (Nate Kaiser Agent) for a variance request to construct a garage a distance of 3' to the Front yard (roadside) lot line on property known as Lot 22 & 23 Oakwood Park, 435 Oakwood Ave, Clarklake, MI. 49234. ADP#000-19-20-103-012-00.

Michael Cosonnu presented handout to board. Nate Kaiser builder 6476 N. Stoney Lake, Jackson, MI. 49201. Nate presented reasons for request at this time. One reasons for request is for the grade of the property and concern of water run off. Also the property lines. The road is in the wrong place. The road is a paved road. In doing the survey they found out that there is actually 19 ft from the road the property line. Placement of the garage will be in respect for neighbors will not impede views and will be in general harmony with the neighborhood. They will be taking out current shed that is in the front yard as well.

Bruce Andrews asked about property lines? Discussion of property lines and how the platted road is not in the right place. There is actually 19 ft. from road to the property line.

John Calhoun of 440 Oakwood, Clarklake, Mi. spoke at this time. The garage addition will not encroach on our views in favor of granting variance.

Victor Marshall of 450 S. Woodland Dr. Clarklake, MI. spoke that it will be a nice improvement in favor of granting variance.

Nate stated that shed and slab of concrete will be removed. That to please consider that the proposed garage will be roughly 23 ft. off the existing road when complete if variance is granted.

No written correspondence. Board closed to public comment.

Board discussion at this time.

Motion by Tackett to approve variance as requested to construct a garage a distance of 3' to the Front yard (roadside) lot line on property known as Lot 22 & 23 Oakwood Park, 435 Oakwood Ave, Clarklake, MI. 49234. ADP#000-19-20-103-012-00. Siting 10.3 A. 1. 3. & D. Motion seconded by Teresa Mahr.

Beamish:no, Andrews:yes, Denning:yes, Tackett:yes, Mahr:yes. Motion approved variance granted.

No other board comments. Motion by Beamish to adjourn at 7:46 PM. Motion seconded by Andrews Ayes: All. Motion carried, meeting adjourned.

Respectfully submitted,

Columbia Township Zoning Board of Appeals Secretary

Robin Tackett