

# Columbia Township Zoning Board of Appeals

October 12, 2017

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

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

Motion to Approve Columbia Township Zoning Board of Appeals minutes of August 31, 2017 hearing made by Bruce Andrews. Motion seconded by Barbara Beamish. Ayes: All. Motion carried. Meeting minutes approved.

Shawn & Peggy Burns (Simon Builders Agent) for a variance request to demo existing structure and re-build a new residence a distance of 26'3" to the Backyard (waterside) lot line on property known as Lot 124 Holiday shores, 10734 Hewitt, Brooklyn, MI 49230. ADP# 000-19-27-226-010-00.

Tom Simon spoke, 155 N Union St. Grass lake, MI 49240. Builder's agent as to reasons why they are requesting variance. They will be tearing down existing residence and building a new home that will be in harmony with neighborhood. It will not impede neighbor's views. The house will be modest in size. New deck will be in scope with new home and will fit in with home and not interfere with neighbors views.

One piece of correspondence. Signed by Four neighbors requesting that the setback be revised to 15' to conform to the neighbor landscaping. In board packet. Lot 125, lot 161, lot 121, lot 126. LCPOA :NO. No public comments. Meeting closed to public comment. Board Discussion at this time.

Motion by Bruce Andrews to approve as requested for a variance a distance of 26'3" to the backyard (waterside) lot line on property known as lot 124 Holiday Shores, 10734 Hewitt, Brooklyn, MI 49230. Siting 10.3 A 1.2. & C. Motion seconded by Barbara Beamish. Mahr: yes, Tackett: yes, Beamish: yes, Andrews: yes, Chairman: yes. Ayes: All. Variance granted.

Brian & Carol Hunt ( Bamm Builders Agent) for a variance request to build a 2<sup>nd</sup> story deck a distance of 45' to the backyard (waterside) lot line on property known as lot 93 Grand Pointe Shores, 11975 Hayes, Brooklyn, MI 49230. ADP# 000-19-28-451-035-01.

Amanda Bamm, Bamm builder, 130 S. Jackson, Cement City, 49233, spoke to reasons why they are requesting a variance. The Hunts are re-doing their home and to complete the deck so it fits on the lot in they are requesting a variance of 5 feet to make the deck uniform with the

house. They will not be affecting the neighbor's views or making any hardships for anyone. They will be building the new deck to code and fit better on the home.

Marlee Pargo of 151 Hayes, Brooklyn, had some questions as to the placement of the deck. If the new deck will be square on the home. Discussion of how the deck will be facing the channel and built.

No written correspondence. LCPOA did not approve. Meeting closed to public comment at this time.

Motion by Robin Tackett to approve as requested a backyard setback variance of 5 feet. A distance of 45 feet to the back lot line. On property known as lot 93 grand point shores, 11975 Hayes, Brooklyn, Mi 49230. Siting 10.3 A 1 & D. Motion seconded by Teresa Mahr. Mahr: yes, Tackett: yes, Beamish: yes, Andrews: yes, Chairman: yes. Ayes: All. Variance granted.

Election of Officers: Motion by Robin Tackett to elect Brad Denning to Chairman, motion seconded by Bruce Andrews. Brad Denning Accepted willingly. Ayes: All. Motion carried. Brad Denning is now the official Chairman of the Columbia Township Zoning Board of Appeals.

Motion by Bruce Andrews to elect Teresa Mahr as Vice Chairperson, motion seconded by Barbara Beamish. Teresa accepted. Ayes: All. Motion carried. Teresa Mahr is now the Vice Chairperson of Columbia Township Zoning Board of Appeals.

No public comments.

Motion by Bruce Andrews to adjourn at 7:40 PM. Seconded by Teresa Mahr. Ayes: All. Motion carried. Meeting adjourned.

Meeting Minutes Respectfully Submitted,

*Robin Tackett*

Secretary Columbia Township Zoning Board of Appeals