

Columbia Township Zoning Board of Appeals

October 19, 2017

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

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

Motion to Approve Columbia Township Zoning Board of Appeals minutes of October 12, 2017 hearing made by Theresa Mahr with corrections of her name spelling. Motion seconded by Chairman Brad Denning. Ayes: All. Motion carried. Meeting minutes approved.

Michael & Nancy Trout (M R Builder Agent) for a variance request to demo existing structure and re-build a new residence a distance of 36' to the Backyard(waterside) lot line and a distance of 5' to the South lot line on property known as Lot 15 Hitt's Addition to Pleasant View, 6534 N. Shore, Clarklake, MI 49234. ADP#000-19-17-434-001-00.

Mike Trout spoke to reasons as to reasons they are requesting a variance. They have revised their original request. The plan is to demo existing residence and rebuild a home. He sent a letter to Columbia Township Zoning Board of Appeals outlining reasons in ordinance that apply to his variance request he discussed those reasons. The lot is non-conforming and granting this variance is in harmony with neighborhood, he believes this is the minimum variance that will make it possible the reasonable use of land, building or structure.

Mike McKay builder for the Trouts spoke as to reason for variance request. Original request included a side yard setback but they are no longer asking for that. They are going to make the new home as centered on the lot as possible. The new home will fit in with surrounding homes and will not impede views.

One piece of correspondence. Dennis & Gail Millican 6576 N. Shore Dr. Clarklake, MI 49234. No objections to variance request.

Board closed to public comment. Length board discussion had at this time. Questions back and forth to Mr. Trout and Mike McKay regarding variance request.

Motion by Robin Tackett to grant variance, Backyard (lakefront) set back variance of 18 ft. A distance of 32 feet to back lot line (water's edge). Siting 10. A 1.2.C & D. Motion seconded by Theresa Mahr. Roll Call: Beamish: yes, Andrews: Yes, Mahr: yes, Tackett: yes, Denning: yes. Motion carried. Variance granted.

No public comments.

Motion by Bruce Andrews to adjourn at 7:35 PM. Seconded by Chairman Denning. Ayes: All.
Motion carried. Meeting adjourned.

Meeting Minutes Respectfully Submitted,

Robin Tackett

Secretary Columbia Township Zoning Board of Appeals