

## Columbia Township Zoning Board of Appeals

October 2, 2013

Columbia Township Zoning of Appeals. Meeting called to order at 7 PM by Chair Robert Willerer. Present Bruce Andrews, Barbara Beamish, and Robin Tackett absent Brad Denning.

Chair spoke to applicants. Zoning board of appeals is a 5 member board and with one member absent they can choose to go forward or to defer to later date. Applicant Larry Goetz is choosing to go through with his variance request.

Approval of Agenda. Chair would like to add 5A Public comment at this time. Robin Tackett made motion to accept Agenda as amended. Seconded Barbara Beamish. Ayes all. Approved

Discussion of September 12, 2013 Zoning Board of Appeals meeting minutes. No comments. Motion to approve as written by Bruce Andrews seconded by Barbara Beamish. Ayes All. Minutes Approved.

John & Paulette Goetz ( RL Baker-Agent/Builder) for a variance request at distance of 24'5 for a distance of .5 feet to the roadside to construct a garage and a variance of 14'5 for a distance of 35'5 to the lakeside to construct a one story addition to existing house on property known as 121 Paula Drive, Brooklyn, MI 49230. ADP#000-19-22-428-030-02.

Mr. Goetz spoke as to reasons he is asking for variances. They would like to make Lake Columbia there permanent residence. They need to update existing cottage to make it a year round home. They are in need of some simple necessities for instance a laundry room and storage areas. They would also like to have a garage to park cars inside. They feel as if the house will not compromise views or impede neighbors view to lake or obstruct cul-de-sac in any way.

Mr. Baker spoke to distances requested that they are trying to make best use of what they have to work with under the circumstances. The cul-de-sac is making it a bit tricky, because of the cul-de-sac road set back is reason for needing variance he asked board if they would consider the special circumstances not created by applicants.

Several pieces of correspondence:

Douglas Kettlewell, 120 Paula Dr. Brooklyn, MI 49230. In support of granting variance as requested.

David Brown, 118 Paula Dr. Brooklyn, MI 49230. In support of granting variance as requested.

Steve & Ann Agard, 123 Paula Dr. Brooklyn, 49230. In support of granting variance as requested.

Janet Butterfield/Phil Brown, 122 Paula Dr. Brooklyn, MI 49230. In support of granting variance as requested.

Frances M. Soullier, 117 Paula Dr. Brooklyn, MI 49230. In support of granting variance as requested.

Loren Szpila/Terri Class, 115 Paula Dr. Brooklyn, MI 49230. In support of granting variance as requested.

Mike & Sandi McMillion, 119 Paula Dr. Brooklyn, MI 49230. In support of granting variance as requested.

Tom Tucker, 112 Hewitt court, Brooklyn, MI 49230. Hell No.

Joseph M Michalsky PE County Engineer. Submitted letter outlining issues with Cul-de-sac. Stated, "You may be able to justify building your garage closer to the street because of the current location of the house being in non-conformance. This will require a variance from Columbia Township."

Public Comment at this time.

Phil Brown 122 Paula Dr. Brooklyn, MI 49230. In support of granting variance as requested.

Chair closed meeting at this time to public comment.

Chair presented to board that we should make two motions one for addition and second for front yard setback. Board discussion that this would make sense and to have two separate motions.

Barbara Beamish for Backyard/Lakefront set back a variance of 14.5 feet a distance of 35.5 feet to lot line. Siting 10.3 A2 & 10.3 D. Seconded by Robin Tackett. Ayes All. Variance approved as requested.

Robin Tackett made motion regarding Front yard/Roadside set back variance of 24.5 feet a distance of .5 feet to lot line. Making note that corner of structure is 30.6 feet from asphalt of Paula Dr. Siting.10.3 A.1 & 10.3A3. Seconded by Bruce Andrews. Ayes: Beamish, Andrews and Tackett. No, Willerer. Variance Approved.

Bruce Andrews made motion to adjourn meeting. Seconded by Barbara Beamish. Ayes. All. Meeting adjourned at 7:35 PM.

Respectfully Submitted,

Robin Tackett

Columbia Township Zoning Board of Appeals Secretary