

COLUMBIA TOWNSHIP ZONING BOARD OF APPEALS

October 4, 2012

Meeting called to order by Chairman Robert Willerer at 7pm. Present: William Brininstool, Bruce Andrews, Donald Oswald and Robin Tackett. Absent: Barbara Beamish.

Christopher Bacon for a variance request to construct an addition onto the existing residential structure a distance of 34'2 to the backyard (waterside) lot line, on property known as 6660 North Shore, Clarklake, MI ADP#000-19-17-426-008-00.

Mr. Bacon spoke as to his reasons for requesting a variance. They have existing deck and retaining wall that needs maintenance because it is in need of maintenance, mold may be an issue so another reason they would like to remove and to make best use of the space they have.

Randy Baker builder for Mr. Bacon spoke as to utilizing space they have to remove existing to build a four seasons room and it would ultimately make property less non-conforming. It will also give neighbors a better view of the lake.

Bruce Andrews spoke as to why they need a variance. Please present more of a convincing argument as to why you according to ordinances and reasons out of your control need to be granted a variance.

Mrs. Bacon spoke as to it would make property more in accordance with current zoning and would make property more functional and safer for applicant.

Mr. Ambs of 6640 North Shore Dr, Clarklake, 49234. Has no issue and supports granting variance. At this time closed to public comment.

Bev Miller of 6678 Kentucky, Clarklake, 49234. One piece of correspondence. Is in favor of granting variance as requested.

Motion by Don Oswald to grant variance as requested siting 10.3D. William Brininstool seconded motion to approve variance. Roll, Brininstool: yes, Andrews: No, Oswald: Yes, Tackett: Yes, Willerer: No.

Variance approved as requested.

Ronald Schuerman for a variance request to construct an addition onto the existing residential structure a distance of 33'1 to the backyard (waterside) lot line on property known as Lot 75 Grand Point Shores, 124 Robindale Ct, Brooklyn, MI ADP#000-19-28-451-017-01.

Mr. Schuerman spoke as to reasons they are requesting variance. They are planning on making their cottage a full time home. Because of the upgrades need to make the cottage a home they need a variance. It would be a upgrade from cottage to full time residence and retirement home. They need variance because of how sea wall is designed and proximity to water's edge.

Randy Baker builder for Schuermans spoke as to if design of sea wall was different they may not need a variance. He is going to help upgrade the cottage to a full time residence. Because of that they have many upgrades to do the home. This is the best possible use of the space available.

John LeFeere of 122 Robindale court, Brooklyn. Has no objection to variance and would like to see it granted as requested. It will be an improvement to existing house and will be beneficial to neighborhood.

One piece of correspondence, From the Lake Columbia Property Owners Association. They approve of variance.

Motion by Tackett to approve variance as requested siting 10.3 A.1,2 & C. Seconded by Andrews.

Motion made by Tackett to amend original motion to note, if measurement from water's edge the applicant would have needed a reduced variance if one at all because of the sea wall, sand area. Seconded amendment by Andrews to add to original motion. AYES: All. Variance granted.

August 16, 2012 meeting minutes. Approval by Oswald, seconded by Andrews. Ayes ALL. Minutes approved as written and submitted.

Meeting adjourned by Chairman Willerer at 7:55 pm.

Respectfully Submitted,

Robin Tackett

Secretary Columbia Township Zoning Board of Appeals