

Columbia Township Zoning Board of Appeals

November 20, 2014

Meeting called to order at 7 P.M. by Chairman Robert Willerer. Roll call. Present Barbara Beamish, Bruce Andrews, Robert Willerer, Robin Tackett and Brad Denning.

Approval of Agenda: change to agenda to move #10 to # 7. Motion by Beamish seconded by Denning. Ayes: ALL.

St. Clair cottage (re-hearing) for a variance request to demo existing structure and construct a 2 story residence a distance of 6' to the West lot line, a distance of 6'2 to the East lot line and a distance of 26' to the Back Yard (waterfront) lot line on property known as 6454 North Shore, Clarklake, MI. ADP#000-19-17-426-015-00.

Barry Garrow , MBS, Contractor of record. Kevin Short of 2220 E Dr. South, Hanover, MI 49245. Representatives for St. Clair request. Applicant not present. Chair request some sort of verbal or written document stating that they have been given full authority by applicant to represent him and that any decision made by the Zoning Board of Appeals be final. Mr. Garrow calling so ZBA can get verbal approval from applicant. Motion to table and proceed with next hearing, motion by Chair seconded by Andrews.

Stuart Esch for a variance request to construct a 1 story residence a distance of 47' to the Backyard (waterfront) lot line on property known as Lot 362 Sherwood Shores, 116 Camelot Dr. Brooklyn, MI 49230 ADP#000-19-26-358-057-00. Mr. Esch of 1128 Ranaway Bay Dr, Lansing, MI 48917. Presented his reasons for variance request. The property has an odd shape and he is trying to make best use of the space available while positioning in a way to best use the lot. The house will be in the same line as surrounding homes. There is also 20 feet from property edge/survey line to the water's edge.

Fred Scewchuck, 5334 Carrs ridge dr, Charlotte, MI 48813. Spoke on behalf of the applicant. In support of variance request.

Motion by Beamish siting 10.3A 2. Seconded by Tackett. Roll Call. Denning, yes. Tackett, yes. Beamish, yes. Andrews, yes. Willerer, yes. Ayes: ALL. Variance approved.

Mr. Garrow has applicant from St. Clair hearing on the phone. Mr. St.Clair gave verbal permission at this time to ZBA to proceed with variance request. Giving Mr. Garrow and Kevin Short permission to make any and all decisions on request.

Kevin Short spoke at this time starting that they are trying to make new cottage less non-conforming. They have situated the cottage on the lot making it further from original request pushing cottage further from East Lot line. Chair looked over proposed building plans of new cottage. Copies of building plans

were in packet on table they had been given to township several weeks ago for board to have. Board at this time looked at new house plans and elevations.

Chair at this time read letter from Dean St.Clair. Letter on file with Columbia Township.

Two other pieces of correspondence. Bruce Seger 18850 West River Rd. Bowling Green, OH 43402. In support of variance request.

Second from Douglas and Sue Wiemer of 3330 Pelham Rd, Ottawa Hills, OH. 43606. In support of request.

Mr. Garrow stated property has been surveyed and that all building codes , rules and regulations will be followed. Closed to Public comment at this time.

Andrews made motion to approve request as requested siting 10.3 A. 1.2.3. Seconded by Denning. Roll Call. Beamish, yes, Andrews, yes. Denning, yes. Tackett, no. Willerer, yes. Variance approved.

No public comment.

Re-election of officers for 2015. Beamish made motion to continue with Robert Willerer as Chairman of Columbia Township Zoning Board of Appeals, Robin Tackett, secretary and Bruce Andrews as Vice-Chair. Seconded by Denning. Ayes: ALL.

Chair noted at this time the ZBA needs to have a policy and procedure manual on file. He is unable to locate it at Township and stated it should be on file at Township office and possibly with County. He will look into location or he will help make draft to bring to board.

Andrews made motion to adjourn at 7:55 P.M. Seconded by Beamish. Ayes. ALL.

Respectfully Submitted,

Robin Tackett

Secretary of Columbia Township Zoning Board of Appeals.