

COLUMBIA TOWNSHIP ZONING BOARD OF APPEALS

March 29, 2012

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

Christina Medlar (MR Builders Agent) for a variance request to construct a 1 story addition onto the existing structure a distance of 23'6" to the Backyard(waterside) lot line on property known as 8722 N. Shore Dr. Clarklake, MI 49234 ADP#000-19-17-304-028-00.

Mike McKay (agent) presented his explanation as why his clients need a variance to make best use of the property they have and to add a first floor master suite to existing house. The Bedroom will be less of a distance to lake than existing structure. Site wise it will be congruent with the neighboring houses.

No comment from floor.

Sticky note from? in the township. Stating Talberts are ok with the variance request.

Comments closed to public comment at this time. Discussion among board members.

Bob Willerer made motion to approve variance as requested. Siting 10.3 A.2., A.4., D.

Robin Tackett seconded motion.

Roll call by Chairman Don Oswald. Ayes . ALL.

Second request:

Jay Gallant (MR Builder Agent) for a variance request to construct a 2 story residential structure a distance of 9'2" to the East property line and a distance of 7'4" to the West lot line on property known as 342 Oakwood, Clarklake, MI 49234. ADP# 000-19-20-108-008-00. (Existing house on property will be demolished.)

Mike McKay (agent) present reasons why applicants are requesting a variance. The property is a non-conforming lot applicants are trying to make most reasonable use of the land that they own. The property has a pond several large mature trees so working with multiple issues to build a full time residence. Mr. McKay brought in letter from two boarding neighbors. Mark and Judy Kelly of 321 Oakwood and Richard and Patricia Chamberlain of 332 Oakwood. Both in favor with request for variance as it would be an improvement to the neighborhood.

Howard Trapp of 3308 Oakwood, present at meeting is in approval of variance request.

Bill and Carol Wilson of 3604 and 370 Oakwood present at meeting are in favor of granting variance request.

Kim Dajainais of 345 Oakwood, present is in approval of variance. It will increase tax base, it will make lot less non-conforming than house is now and if we don't grant variance it will be a disserve to the applicants.

Lared Nevill presnt at meeting resides at 225 Hyde Rd. Clarklake is in approval of request but must first specify a couple of items. Addressing details of slab on property? How land will be graded? Size of house and garage? Also an existing water issue that has been in existence for many, many years. Mr.McKay had discussion of how they are going to do slab and that grading the land will not in harm of existing neighbors' homes. The size of the house is 26x30 and garage is 26x64. House will be one level and garage to be story and half. Discussion on drainage of roof water.

Mr. Nevill has been working on resolving the standing water and the water that leaks into his crawl space for almost 50 years. Lengthy discussion on what has been done to correct issue and wanted to make sure that property owners will continue to pump excess water as they have been doing for several years.

Jay Gallant spoke as to water issue. He will continue to maintain his property and pump water when necessary not causing any hardship to surrounding neighbors. Surrounding properties have raised level of grade in the last several years causing more water to his property which he pays to pump every year when the water of the pond reaches a certain level.

Lared Nevill spoke again discussion on how 50-60 years ago they paid to put in a private ditch to deal with water. When they put in sewer it cut existing lines and has been a struggle to get road commission and township to address and fix the issue for the neighborhood.

Chairman Don Oswald closed the meeting to public comment at this time.

Discussion to board and floor from Bob Willerer to address Lared Nevill. The board does recognize his position and we are hearing the struggle they have had as have the neighbors concerning the water issues. Please understand we can only address variance issues but your words have not been unheard.

Tracy Page made motion to approve variance as requested. Siting ordinances 10.3 D, 10.3 A.1, A.4

Seconded by Barbara Beamish.

Chairman Oswald roll call. AYES. ALL.

Approval of March meeting minutes. Change to paragraph 2 the three should of have been lower case. Motion to approve amended meeting minutes. Willerer seconded by Tackett. Ayes. ALL.

No old/new business.

Meeting adjourned 8:06 P.M.

Respectfully submitted,

Robin Tackett

Secretary Columbia Township ZBA