

## COLUMBIA TOWNSHIP ZONING BOARD OF APPEALS

**April 5, 2012**

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

Steven Lambert (M R Builder Agent) for a variance request to construct a 1.5 story residential structure a distance of 35'3" to the Backyard(waterside)lot line on property known as 2806 Russel Ct. Clarklake, MI 49234. ADP# 000-19-22-102-001-01.

Mike McKay agent for Mr. Lambert spoke as to why he was requesting variance. He said there were two issues that he wanted to address. There is some confusion as to him needing or not needing variance. Is the variance 50 feet from property edge or 50 feet from water's edge? Since property owners own to water he wondered why he was told they needed a variance 50 feet from property. Presented township ordinance and the fact it is not clearly stated and that the township may need to review ordinance as it exists or at least clarify what expectations are.

Al Scheppelman spoke, from Ripsta and Scheppelman Survey Company. He is surveyor that did the survey and has done several just like it. He too see's the township ordinance as needed to be updated or clarified. He wanted to know board perspective on granting lakeside variances and what conditions we use to base our decisions. There are some special conditions and we had discussion on how lakes can vary as such is Lake Columbia but most lakes are similar to Clarklake where you own to water's edge and have Riparian Rights.

Brian and Sue Banas neighbors to the west side of Mr. Lambert. Is house going to be on same foot print? What is the difference in construction? What type of structure are you going to be building? In favor of improvements to property and in agreement with granting variance as requested.

Steven Tackett: 2688 Virginia Ct, Clarklake. In approval of granting variance.

Bob Willerer discussed how new structure will be in conformity with line of sight of existing houses in area. That we have two issues but that the planning commission needs to look at ordinances and update and make sure they are clearly defined.

Meeting closed to public comment:

William Brininstool made motion to approve variance as requested. Siting 10A 2 and D.

Seconded by Robert Willerer.

Vote by Chairman Oswald. Ayes: ALL. Variance granted.

Meeting minutes from March 29, 2012. Willerer made motion to approve minutes as corrected. Paige needs to be corrected and Robin Tackett as secretary needs to be added. . Seconded by Oswald. Ayes: ALL.

Meeting Adjourned at 7:54 PM.

Respectfully submitted,

Robin Tackett

Secretary Columbia Township ZBA