

Columbia Township Zoning Board of Appeals

May 1, 2014

Meeting called to order at 7:07 P.M. by Bruce Andrews this evenings acting Chairperson. Roll call: Brad Denning, Barbara Beamish, Robin Tackett and Bruce Andrews. Absent: Robert Willerer.

Robin Tackett made motion to approve agenda as amended as Carl Spaeth has withdrawn variance request. Motion seconded by Brad Denning second motion. Ayes: ALL. Acting Chairman Bruce Andrews gave applicant choice to have hearing rescheduled when a full board is present. Mr. Chakel has decided to proceed with his variance request.

Jim Chakel for a variance request to construct a second garage on a distance of 10' to the front yard (roadside) lot line on property known as Lot 21, Spicer Orchard Heights, 780 Spicer Dr. Brooklyn, 49230. ADP#000-20-303-002-00.

Jim Chakel spoke to Zoning Board of Appeals the reasons he is asking for variance. He presented the board list of other properties in his same subdivision that have garages near the road. He gave description of the width of the road and road right of way. He stated they did not want to cut down any existing tree's to build garage and thinks that putting the garage closer to the road will give him the space he needs.

Walt Culver, 782 Spicer Dr. Brooklyn, 49230. He has no objection to variance request.

Marg Chakel spoke at this time to explain that they will be building garage so it is not crooked on lot and it will not block neighbor's views.

Board Closed to public comment at this time.

Board discussion at this time.

Robin Tackett made a motion to deny variance request. No conditions in Columbia Township Zoning Ordinance that allow granting variance as requested. Quiet. Motion dies as to no second. Discussion.

Bruce Andrews made motion to deny Variance request. Seconded by Robin Tackett. Vote Yes to Deny. Beamish, Yes. Denning, No. Tackett, Yes. Andrews, Yes. Motion carries to deny variance request.

Approval of April 17, 2014 Columbia Township Zoning Board of Appeals Minutes. Brad Denning made motion to approve minutes as amended. Barbara Beamish seconded motion. Ayes: ALL.

Board Members comments at this time. Robin Tackett discussed the Paragraph in Red, Bold and Large print at bottom of memo regarding this evenings variances. We are now responsible to measure accurately from property lines to new construction? Remember it is to the property lines not to the road. I have a problem with the way this has been presented to the board. Are they now adding new job descriptions to the ZBA members? I would like this clarified and discussed openly with the full ZBA.

Tackett made motion to adjourn meeting, seconded by Beamish. Ayes, ALL.

Respectfully Submitted,

Robin Tackett

Secretary Columbia Township Zoning of Appeals Secretary