

Columbia Township Zoning Board of Appeals

August 11, 2016

Meeting called to order by Vice Chairman Brad Denning at 7 PM. Present at meeting Barbara Beamish, Bruce Andrews, Robin Tackett, Todd Wanty and Vice Chairman Brad Denning. Absent Chairman Robert Willerer.

Robin Tackett made motion to approve Agenda correcting numbering issue. Motion seconded by Barbara Beamish. Ayes:All.

Approval of August 4, 2016 meeting minute's motion by Beamish. The motion was seconded by Wanty. Ayes:All.

Jeffery Jarrell I ( MR Builder Agent) for a variance to demo existing house and construct a new residence a distance of 27'3" to the Rear lot line (waterside), a distance of 18' to the Roadside lot line and a distance of 7' to the west and a distance of 7' to the east lot line on property known as Lot 20 Woodland, 8168 North Shore, Clarklake, MI 49234. ADP#000-19-17-328-004-00.

Mike McKay Builders agent represented Mr. Jarrell at this evenings meeting. He discussed the reasons they are requesting a variance. They would like to demo the existing structure and build a home that is less non-conforming. Presently the house is not centered on the lot. The plan is to build a home suited to his clients and yet conforms to the neighborhood around them. The house will not impede views of the lake and will be in line with the homes built around them.

Bruce Andrews asked the size and dimensions of the proposed house? Discussion with Mr. McKay as he went over the house plans and dimensions . They will also be building the home with only 1' overhangs. Tackett asked builder what is the proposed size of deck? The deck will be 26X16 it is included in the variance request.

Chuck Donnell of 8152 N. Shore, Clarklake, Mi. 49234. Spoke at meeting in favor of granting variance. The new house will be a great addition to the neighborhood.

No other public comment. Correspondence presented and read by Vice Chair Brad Denning. Four letters were read to the ZBA. #1. Jim & Mary Anuskiewicz of 8168 North Shore Dr, Clarklake, MI. 49234. In support of granting variance. #2. Charles Donnell of 8152 Shore Dr, Clarklake, MI.49234. In support of granting variance. #3. Dotty & John Karkheck of 8178 N. Shore Dr, Clarklake, MI, 49234. In support of granting variance. #4. Robert & Cheri Fish of 8168 N. Shore Dr, Clarklake, MI, 49234. In support of granting variance.

Meeting closed to public comment at this time. Board discussion.

Motion by Bruce Andrews to grant variance request as presented. Siting 10.3 A 1 & 2. B.C.D. The motion was seconded by Robin Tackett. Ayes: All. Motion carried. Variance granted.

Seconded request by James Jenks ( MR Builder Agent) for a variance request to construct an addition onto the existing garage a distance of 14'10" to the Road side lot line and a distance of 14'10" to the North lot line on property known as 9225 Hyde Rd, Clarklake, MI, 49234. ADP#000-19-17-304-005-00.

Mr. McKay presented reasons for granting variance. He stated that the proposed addition to the garage will not impede views or be detrimental to public or neighborhood. The proposed addition is the smallest it can be to have usable space. They have to work around power lines and underground utilities. The applicant purchased the home which is built on a slab and currently has very little storage.

Miles Jones of 8924 N. Shore , Clarklake, MI, 49234. Is in favor of granting the variance. He stated it will only enhance the neighborhood.

No other public comment. Correspondence received and read by Vice Chair Brad Denning. #1. Miles & Brenda Jones of 9225 Hyde Rd, Clarklake, MI 49234. They are in support of granting variance. #2. Joyce Morris of 9229 Hyde Rd, Clarklake, MI 49234. Is in support of granting variance. #3. Joe & Ann Rumler of 8920 N. Shore Dr. Clarklake, MI 49234. Are in favor of granting variance.

Board closed to public comment at this time. Board discussion.

Motion by Vice Chair Denning to approve the variance request siting 10.3 A. 1& 3 & 4 & D. Motion seconded by Wanty. Discussion. Vice Chair Denning amended what he sited to only include 10.3 A 1 & 4 & D. Roll Call. Ayes: All. Motion carried. Variance approved.

No public comment.

Closing Board comments. Bruce Andrews discussion of what makes change of conditions and that new conditions should be presented to the board to approve before they are accepted by office.

Motion to adjourn by Robin Tackett at 7:46 PM. The motion was seconded by Andrews. Ayes: All. Motion carried. Meeting adjourned.

Respectfully Submitted,

Robin Tackett

Columbia Township Zoning Board of Appeals Secretary