

Columbia Township Zoning Board of Appeals.

September 22, 2016

Columbia Township Zoning Board of Appeals called to order at 7:00 PM by Chairman Robert Willerer. Members present Barbara Beamish, Bruce Andrews, Robin Tackett, Brad Denning, and Chairman Robert Willerer.

Motion by Tackett to approve agenda, seconded by Andrews. Ayes: ALL.

Meeting minutes from August 11, 2016 motion made by Barbara Beamish to approve meeting minutes as submitted. Motion seconded by Brad Denning. Ayes: All.

James & Melissa Bailey for a variance to demo existing house and construct a new residence (on same foot print) a distance of 5' to the East lot line, a distance of 6' to the West lot line, a distance of 7' to the Front 9 (roadside) lot line and a distance of 32' to the Back Yard (lake front) lot line on property known as Lot 2 Woodland Terrace, 8552 N. Shore, Clarklake, MI 49234. ADP#000-19-17-327-002-00.

James Bailey of 350 Obrien Rd, Jackson, MI 49201. Discussion of purchases of house and reason for demolition and rebuild. He and his wife purchased a home but when they applied for a permit to remodel they were denied because of the state of unrepair of the structure. The only option is to tear down existing home and rebuild on the foundation. They will not be imposing a hardship on neighborhood or be a detriment in any way. They are asking to rebuild on footprint of original home.

Jake Tobin Jones builder for Bailey family spoke to clarify overhangs of new structure and clear up a few questions on home dimensions. Mr. Jones lives at 27 Dickens, Spring Arbor, MI 49283. There is a 20X 8 addition to existing home that was built in 2002 and will be only part of home that will not be torn down as it meets current codes and standards. The overhangs on new structure will not be more than one foot.

Two pieces of correspondence.

1. Norm Fishman, 8532 N. Shore Drive, Clarklake, MI 49234. In favor of granting variance as requested.
2. Edward & Linda Hones, 8564 N. Shore Dr. Clarklake, MI 49234. In support of granting variance as it will improve the value of the neighborhood and community.

John & Jean of 8588 N.Shore Dr. Clarklake 49234. Spoke in favor of granting variance as requested. The existing house is in terrible shape and not kept up granting variance will be an improvement to the neighborhood.

Linda Hones spoke she also wrote letter in favor of granting the variance. The current home needs to be torn down please consider granting variance.

Applicant at this time also requested to update variance request to include lot coverage. To include lot coverage of 43%. Chair added lot coverage to application.

Closed to Public Comment at this time.

Discussion of overhang. Builder states that will not exceed one foot.

Motion by Andrews to approve the variance request for applicant to use existing footprint and not to exceed 43% lot coverage. Also to include the overhangs on the structure shall not exceed one foot. Siting 10.3 A 1, 2 & 3. Motion seconded by Tackett. Roll call, Beamish-yes, Andrews-yes, Denning-yes, Tackett-yes and Chairman Willerer-yes. Ayes: All. Motion carried. Variance granted.

No public comment.

Board comment: Brad Denning would like Chair to discuss with Supervisor Elrod issues as they arise regarding applications.

Motion by Tackett to Adjourn ZBA hearing at 7:40 P.M. Seconded by Denning. Ayes:All. Meeting Adjourned.

Meeting Minutes Respectfully Submitted,

Robin Tackett

Secretary Columbia Township Zoning Board of Appeals