

Columbia Township Zoning Board of Appeals

Sept 4, 2014

Chair Robert Willerer called meeting to order at 7 pm. Roll Call; Brad Denning, Bruce Andrews, Robin Tackett, Robert Willerer and Barbara Beamish. Approval of Agenda. Motion by Tackett seconded by Beamish. Ayes: All.

Approval of July 17, 2014 meeting minutes. Motion by Willerer to approve as amended. To change the fourth line to add date of May 1, 2014. Seconded by Denning. Ayes: All.

First hearing of the meeting. Gerald Shaughnessy & Anita Cummings (M-R Builders Agent) for a variance request to demo existing house to build an addition onto the existing new house a distance of 27'4" to the Backyard (lakeside) lot line, on property known as 357 Oakwood Dr. Clarklake, MI. ADP#000-19-20-102-002-00.

Mike McKay spoke to represent his clients. After coming two lots to one the applicants want to put an addition onto new house and demolish cottage on property that they just combined. They plan on making Clarklake their permanent home. Because of this they need to add a first floor bedroom. They are asking for lakeside variance because the road is busy and would like to leave as much room as possible for safety for themselves and for others.

Chair asked Mr. McKay once they remove house what will happen to sewer and water/well on property? McKay stated that the Health Dept. has protocol on capping wells according to policy and procedure which will be followed. As well as the sewer grinder on demo house will be removed but applicants will continue to pay for usage for up to one full year after the grinder can is removed.

Two pieces of correspondence. Read by Chairman Willerer.

- 1) Andy Weeks of 365 Oakwood, Clarklake, MI. In support of granting variance.
- 2) Rick & Lauren Wilson of 409 Oakwood, Clarklake, MI. In support of granting variance.

Phil Wilson of 364,370,380 Oakwood, Clarklake, MI. Spoke he is in favor of granting variance.

Closed to public comment at this time.

Motion by Andrews to grant Backyard (lakeside) set back variance of 22'8" a distance of 27'4" to the back lot line. Siting. 10.3. A, 10.2, 10.4.C. Motion seconded by Denning. Beamish, yes. Andrews, yes. Denning, yes. Tackett, yes. Willerer, yes. Variance granted. Ayes: All.

Second hearing of the meeting. Brian Banas (WM Johnson Agent) for a variance request to build a Pole Building a distance of 5' to the North lot line, a distance of 4' to the South lot line and a distance of 10' to the Backyard lot line on property known as 3085 Ocean Beach, Clarklake, MI. ADP#000-19-15-377-005-01.

Bill Johnson spoke on applicants behalf. The Banas's are in need of a pole barn/garage to store things in. The house is a small cottage and they would like to be able to have room for storage of items. He feels that the structure will be in harmony with the neighborhood. Most of the property's surrounding the Banas family have pole barns in the back yard. They put the pole barn/garage in an area that makes best

use of the property. It is an odd side piece of property. They will be making the garage look like the house so it will be sided have drywall.

Closed to public comment at this time.

Susan Banas was given opportunity to talk at this time. She said that the Garage they want to build will be in the back of the lot in harmony with the neighbor's pole barn. She explained that because of the shape of the backyard of the property that is why they need a variance. Tackett asked Mrs. Banas if they could change the size of the proposed garage? Mrs. Banas explained that to do everything they would like to do and to store items that that is the smallest they feel it could be. Mr. Banas then spoke up and stated that it is a complicated lot to build on that if the property lines were normal they would not be asking for variance to build their garage.

Discussion among board members at this time.

Motion by Denning to grant variance as requested siting 10.a.4, 10.A.2. Seconded by Andrews. Denning, yes. Tackett, yes. Beamish, No. Willerer, No. 3-2 vote. Variance granted as requested.

Board members comments at this time. Discussion regarding proposed new variances and zoning.

Motion by Tackett to Adjourn Columbia Township Zoning Board of Appeals meeting. Seconded by Denning. Ayes: All. Meeting adjourned at 8:05 PM.

Respectfully Submitted,

Robin Tackett

Columbia Township Zoning Board of Appeals Secretary