

Sent: Tuesday, June 19, 2007 10:40 PM
To: Kathy Hyatt
Subject: COLUMBIA TOWNSHIP ZONING BOARD OF APPEALS 6-14

Meeting minutes

COLUMBIA TOWNSHIP ZONING BOARD OF APPEALS

JUNE 14, 2007

Meeting called to order by Chairman Donald Oswald at 7:30 PM.

Roll call: Present: Holmstrom Stephen, Andrews Bruce, Oswald Donald, Tackett Robin

Absent: Beamish Barbara, Messimer John

Kwaske Brenda: ADP# 000-19-379-003-00 Lot 1 Sunset View 3207 Ocean Beach, Clarklake, MI 49234

Request for a variance to construct a 2 story home a distance of 9' to the North lot line, a distance of 15' to front (Ocean Beach Rd.) lot line a distance of 12' to the South (Elwyn Ct.) lot line.

Tom Bartley: requesting variance to construct a 2 story home on said property 3207 Ocean Beach. He is purchasing the property contingent on approval of variance.

Tim David: present property owner of 6264 Elwyn Ct. Has concerns over parking and obstructing views for safety purposes.

Meeting closed to public discussion.

Andrews questioned the lack of parking and safety concerns due to parking on Elywn Ct.

Holmstrom made a motion to approve the variance a distance of 9' to the North lot line, a distance of 15' to front (Ocean Beach Rd.) lot line a distance of 12' to the South (Elwyn Ct.) lot line. With noted coverage change from 1100 to 1200. Which changes the lot coverage from 30% to 33%. Also adding a stipulation that there will be no parking on Elwyn Ct.

Motion seconded by Tackett to approve as amended.

SECTION 10.3 VARIANCE:

A variance from the terms of this Ordinance shall not be granted by the Zoning Board of Appeals unless and until:

A. A written application for a variance is submitted, demonstrating:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.
2. That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.

E. In granting any variance, the Zoning Board of Appeals may prescribe appropriate conditions and safeguards in conformity with this Ordinance. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Ordinance and punishable under SECTION 9.7 of this Ordinance.

6/20/2007

Attendees: Holmstrom, Andrews, Tackett, Oswald

Variance Approved.

Fish Brian: ADP# 000-19-16-302-004-00 Lot 4 Pleasant View Subdivision, 5698 N. Shore Dr. Clarklake, MI 49234.

Request for a variance to construct a deck a distance of 15' to the backyard (waters edge) and a variance for exceeding 30% lot coverage to 35% coverage.

Fish Brian: Presented his situation to the board. He would like a variance to finish construction of a deck.

One piece of correspondence; Letter

Kolodzaik Elaine: 725 Eton Rd, Toledo, OH. She is adjoining property owner of 5678 North Shore Dr, Clarklake, MI 49234. They have no problem with the building of the deck on the water side of the property. In agreement with the deck construction.

Meeting closed to public discussion.

Discussion among members present that application would need to be amended to 20ft distance of 30 ft. to waters edge from deck stairs.

Motion made by Tackett to approve variance to 20ft a distance of 30ft to the waters edge from the deck stairs, also including the 35% lot coverage.

Motion seconded by Holmstrom as amended.

SECTION 10.3 VARIANCE:

2. That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.

D. The Zoning Board of Appeals shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

SECTION 8.6 Extension And Substitution:

3. The proposed changes will materially and substantially benefit the surrounding neighborhood areas through a reduction in the negative impacts caused by the nonconformity and/or make the use more in conformity with the provisions of this Zoning Ordinance.

4. The proposed changes will not have an adverse effect upon the uses in the general vicinity by creating new or

different violations of this Zoning Ordinance.

Ayes: ALL

Variance approved.

Motion to approve April 19, 2007 ZBA minutes. Andrews votes to approve as written. Seconded by Holmstrom.

Ayes: All

New Buisness: Extend terms of John Messimer and Barbara Beamish terms on Columbia Township Zoning Board of Appeals. Revisit this at a later time.

Motion to Adjourn by Holmstrom @ 8:45 PM.

Adjournment.

Submitted by Robin Tackett

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