

Columbia Township Zoning Board of Appeals
JUNE 11, 2019

Columbia Township Zoning Board of Appeals meeting called to order by Chairman Brad Denning at 7 P.M. Present Theresa Mahr, Robin Tackett, Jerry King and Chairman Brad Denning. Absent Barbara Beamish.

Robin Tackett made motion to approve the agenda as presented. Theresa Mahr seconded motion. Ayes:All. Motion carried.

Motion by Chairman Brad Denning to approve the June 13, 2019 minutes. Motion seconded by Jerry King. Ayes:ALL. Motion carried.

Chairman Brad Denning presented to both applicants that we are a five member board and that we have one member absent. Gave the representatives of both the option to proceed with a four member board or wait for full five member board. The representatives said they would like to proceed with the meeting with four members.

Phillip & Pamela McAndrews for a variance request to construct a garage onto the existing residence a distance of 6' 3.5" to the front lot line (roadside) on property known as Lot 27 Pierces subdivision, 806 Lakeview, Clarklake, MI. 49234.
ADP#000-19-20-228-008-00.

Mr. McKay builder and agent for McAndrews spoke as to reasons and presented packet outlining reasons in variance as to why they meet the criteria to grant a variance. They would like to build a one story garage 20 ft. from road that meets side yard setbacks. They plan on making the houses a year round residence as well. The property line ends and then there is 20 feet to the actual road. They will not be impeding views or traffic in any way.

One person spoke

Beth June 818 Lakeview Cl, Clarklake 49234. In favor of granting variance.

One piece of correspondence.

Marlene Pilzecker, 802 Lakeview, Clarklake, 49234. In favor of granting variance.

Board closed to public comment at this time.

Discussion of property. Discussion of safety and parking issues. Issues surrounding garage as people exit/enter, addition of garage and parking pad will give pedestrian view and cars view. Theresa Mahr approved as submitted. Phillip & Pamela McAndrews for a variance request to construct a garage onto the existing residence a distance of 6' 3.5" to the front lot line (roadside) on property known as Lot 27 Pierces subdivision, 806 Lakeview, Clarklake, MI. 49234. ADP#000-19-20-228-008-00. Siting 16.7B 1-7. Motion seconded by Jerry King.

Roll Call. Mahr:yes, King:yes, Tackett:yes, Denning:yes. Motion carried. Variance approved.

Second application:

Doug Schmitz for a variance request to construct a deck a distance of 40' to the rear lot line (waterside) on property known as Lot 30 Bayview shores,154 Castlewood, Brooklyn, MI 49230. ADP# 000-19-27-126-030-00.

Mr. Schmitz explained that currently the deck is cantilevered 6 ft off the house and he would like to make the deck bigger and make it meet current building codes. He has had the property surveyed and when he completes the new deck it will adhere it current Michigan building codes.

Theresa Mahr asked about the LCPOA? If they approved or denied the request. Mr. Schmitz stated they have to deny because it does not meet the lake side set back variance so they can't approve.

Mr. Schmitz stated that his property line is roughly 8 inches into the water after having property surveyed..

Margaret Smith 153 Castlewood, Brooklyn 49230. Spoke in favor of granting variance.

No written correspondence.

Board closed to public comment at this time.

Motion Schmitz be denied by Theresa Mahr. Doug Schmitz for a variance request to construct a deck a distance of 40' to the rear lot line (waterside) on property known as Lot 30 Bayview shores,154 Castlewood, Brooklyn, MI 49230. ADP# 000-19-27-126-030-00. Does not not meet all of variance requirements of 16.7, 1-7. No

practical difficulties . Would not prevent homeowners from using land for permitted purpose. Jerry King second motion. A yes motion would be a motion to deny.

Roll Call. Mahr:yes, King:yes, Tackett:yes, Denning:no. Motion carried. Variance Denied.

Board member comments. Request that the application be changed and corrected and still has not been done. Section 12 & 9A. Also discussion of meeting dates of the Zoning Board of Appeals by the 1st Thursday of every month- Ayes All.

No public comments.

Meeting adjourned by Chairman Denning at 8:18 PM

Meeting minutes respectfully submitted,

Robin Tackett

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