

Revised

**Columbia Township Zoning Board of Appeals
September 12, 2019**

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

Motion by Tackett to Approve agenda. Motion seconded by Mahr. Ayes: All. Motion carried.

Theresa Mahr made a motion to approve the minutes of August 29, 2019 minutes as originally submitted. Secretary Tackett stated that she will resend to Cathy Hyatt to make sure she uses the original minutes. Motion by Chairman Denning. Ayes: All. Motion carried. Minutes approved.

Chairman Brad Denning presented to applicant James Dale that normally the Columbia Township Zoning Board of Appeals is a five member board. Tonight we have only 4 members present would he like to proceed or wait for a full board. A tie vote of 2 -2 will be a no vote. Mr. Dale stated that he would like to proceed tonight with a four member board.

James Dale for a variance request to construct a two story garage a distance of 6' to the North lot line and lot coverage to exceed a maximum of 30% on property known as 3523 Ocean Beach Dr. Clarklake Mi. 49234. ADP#000-19-15-326-019-00.

James Dale of 4143 Shady Grove, Toledo OH. 43623. Spoke as to reasons he is requesting a variance. He would like to build a garage at the rear of the property. The property is only 40' wide but it is 264' long. It is an odd shape. He would like to tear down the existing two trailers that are there now and build a home and a garage with in the next year. He is only requesting the garage at this time. It will allow for storage of materials and allow him a place to store the things out of the existing cottage while building the new home. Future plans are to live here full time.

Chairman asked Mr. Dale about the lot coverage percentage? Mr. Dale did not fill in that piece of the application. Discussion and calculation of the lot and coverage was done at this time.

Mr. Bill Bendele spoke at this time. He is Mr. Dale builder his residence is 3517 Ocean Beach, Clarklake MI 49234. He spoke about dimensions and drawing of garage. Presented to Columbia Township Zoning Board of Appeals a detailed drawing of

proposed garage. Also discussed lot coverage and calculations. Also what the future plans of the may hold if Mr. Dale can make the property a permanent residence.

Chairman Denning spoke that lot coverage is incorrect on application. Not applicants doing. Lot coverage roughly 24% with proposed additions it will not exceed 30% lot coverage.

One piece of written correspondence.

1. Thomas J Begenan 3521 Ocean Beach, Clarklake, Mi. 49234. In favor of granting variance.

No public comments. Board closed to public comments at this time.

Discussion of lot size and practical difficulties of property. Discussion of 16.7 variance, meeting standards. Discussion of water and drainage issues. Asked Mr. Bendele questions regarding water runoff. Mr. Bendele stated where the several water catch basins are and that it will not be an issue because they have adequate drainage in area.

Motion by Chairman Brad Denning to approve variance as requested. Not to include more than 30% lot coverage. Citing all 16.7, A & B.

1. That there are practical difficulties that prevent carrying out the strict letter of this Ordinance due to the unique circumstances specific to the property such as its narrowness, shallowness, shape, or topography, that do not generally apply to other property or uses in the same district, and shall not be recurrent in nature. These difficulties shall not be deemed economic, but shall be evaluated in terms or the use of a particular parcel of land.
2. That the practical difficulty or special condition or circumstance is not a result of the applicants actions.
3. That the variance will relate only to the property described in the variance application.
4. That the variance will be in harmony with the purpose of the Ordinance and the intent of the District, including the protection of public health, safety and welfare in general and vehicular and pedestrian circulation specifically.
5. That the variance will not cause substantial adverse effect upon surrounding property including property values and the development, use and enjoyment of property in the neighborhood or District.
6. That the strict compliance with the site development requirement in question would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity unnecessarily burdensome.

7. That the variance request is the minimum amount necessary to overcome the inequality inherent in the particular property or mitigate the practical difficulty. Robin Tackett seconded motion. Roll call vote. Tackett:yes, Mahr:no, Beamish:yes, Chairman Denning:yes. Ayes: 3 Yes votes and 1 no vote. Variance granted.

No public comments. Board comments. Chairman Denning stated that the application has still not been corrected. No date, #12 error, 9A error. These need to be corrected as stated and noted at previous hearings.

Chairman Denning adjourned the meeting at 7:42 PM.

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