

## Columbia Township Zoning Board of Appeals

August 22, 2013

Columbia Township Zoning of Appeals. Meeting called to order at 7 PM by Chair Robert Willerer. Absent. Bruce Andrews. Present Barbara Beamish, Robin Tackett and Brad Denning.

Don Nichols for a variance request of 9' to construct a single story garage a distance of 16' to the northeast property line on property known as 1422 Eagle Point Road, Clarklake, MI 49234. ADP#000-19-16-351-012-01.

Wilma Nichols present reason for request. They are going to make Clarklake their primary residence and would like to have a garage. They are placing on property that seems to make best use of lot and avoid tree's and would be in harmony with neighbor and surrounding houses.

One letter of correspondence. From Kendall Kelly and Gene Garris. 1416 Eagle Point, Clarklake 49234. In favor of granting variance.

Flip Reynolds of 650 Eagle point, Clarklake spoke in favor of granting variance. Seems to make most reasonable use of property and conform to neighborhood.

Jack Bentley of 1446 Eagle Point, Clarklake spoke in favor of granting garage for proposed garage.

Meeting closed to public comment.

Barbara Beamish made motion to grant variance as requested. Siting 10.3 A 2.4 Seconded by Brad Denning.

Vote: AYES ALL. Variance approved.

John & Nancy Rousseau (MR Builder Agent) for a variance request a distance of 8'8 to tear down the existing house and rebuild a single story residence a distance of 41'4 to the lakefront lot line on property known as 566 Woodland Dr. Clarklake, MI 49234. ADP#000-19-20-128-006-00.

Mike McKay spoke on behalf of his clients on their proposed home. They are going to make the house more in compliance than house is now. Only part of the deck will need variance to make best use of lot. In order to square up home on existing lot.

Ralph Piepkow spoke 566 Woodland Dr. Clarklake. Concerned because uses the lake access right next to property requesting variance. Is hoping that this will not encroach on lot and allowing neighbor's and people who have used it for over 30 years. He has concerns that they will lose easement access because of variance.

Steven Artz spoke 566 South Woodland. Wants to keep setback so it does not encroach on access. Concerned that moving the sewer grinder location will affect the lake and the well. They share a well and are concerned that the moving of the sewer grinder location. Wants to make sure no violation of health codes.

Leonard LaCoe of 565 Woodland Dr. Clarklake. He did not want it to affect the access and do not want to lose current view of lake. They live directly behind the residence and do not want to have views obstructed. Stated that there have been of late some problems with property lines and possibly the lot line markers removed.

Chair at this time encouraged everyone to be good neighbor's identify lot lines and be respectful to one another to prevent issues in the future.

Closed to public at this time.

Barbara Beamish made a motion to grant variance as requested siting 10.3A4 and 10.3A1. Seconded by Brad Denning.

Ayes ALL. Variance granted.

John & Paulette Goetz ( RL Baker agent) 121 Paula Dr, Brooklyn, MI 49230. ADP#000-19-22-428-030-02. They were asked at start of meeting if they would like to be heard or postpone. They asked to be heard at this time. They presented variance request to board with discussion and participation of applicants. Mr. Baker then asked for variance to be tabled needed to bring proper documents/letters to present to ZBA. Chair approved tabling variance request at this time.

Chair allowed request. Hearing of John & Paulette Goetz tabled to a later date.

Meeting minutes of July 25,2013 Meeting minutes approved as written.

At this time Board welcomes new appointed member Brad Denning to Columbia Township Zoning Board of Appeals.

Barbara Beamish motion to adjourn meeting. Seconded by Denning. Ayes All.

Meeting Adjourned at 7:56 PM.

Respectfully Submitted,

Robin Tackett

Columbia Township Zoning of Appeals Secretary