

Columbia Township Zoning Board of Appeals
November 12, 2020

Columbia Township Zoning Board of Appeals meeting called to order by Chairperson Mike Trout at 7:15 P.M. Present Jerry King, Barbara Beamish, Theresa Mahr and secretary Robin Tackett.

Motion by Robin Tackett to approve agenda as presented. The motion was seconded by Barbara Beamish. Ayes:All. Motion carries.

Motion made by Theresa Mahr to approve Columbia Township Zoning Board of Appeals meeting minutes of October 8, 2020 hearing. The motion was seconded by Jerry King. Ayes:All the motion to grant the meeting minutes approved at this time.

No public comments.

First request on agenda: Request for a variance to place a 8' x 10' storage shed a distance of 7.5' to the side property line, exceeding the max lot coverage % and exceeding the minimum separation distance for accessory structures on property known as 8234 North Shore, Clarklake, MI 49234. ADP#000-19-17-327-016-00.

Rick Church not present. Mr. Earl 8234 North Shore, Clarklake, MI.49234. Presented his reasons why he is requesting a variance at this time. He sent a letter to the Zoning board of appeals with photos. The letter and photos are in file. He presented other possible placement of the shed on the property in the letter. Chairman Mike Trout read the letter. In depth discussion of other placements of shed.

Theresa Mahr asked where are you storing your mower, gardening tools etc? Mr.Earl stated presently his neighbors are kind enough to allow him to store different things in their garages for the time being. Mrs.Mahr also asked him about the size of the shed in the front vs the rear of the property? Mr.Earl stated if he had to place the shed on the roadside he would like to make it two feet larger.

Public comment: Charles Donnell 8152 North Shore Dr. Clarklake. MI 49234. He is in favor of granting the variance.

Correspondence:One from Charles Donnell, 8152 North Shore Drive, Clarklake, MI. 49234. In support of granting variance. Second piece of correspondence is from John Karkheck of 8178 North Shore, Clarklake,MI. 49234. He is in favor of granting the variance.

Closed to public comment at this time. Board discussion.

Discussion of size of shed, height, width. Theresa Mahr discussed the road side option that was presented. Board discussed this option at this time. ZBA looked at photos presented and discussed the original request.

Motion by Jerry King to approve 2.5' side yard setback, 7.5' to the side yard lot line. To allow excess lot coverage at 27% over what is normally allowed. To allow zero percent setback for accessory structure not to exceed 10' in height. Citing: 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 of the use of a particular parcel of land.
2. That the practical difficulty or special condition or circumstance is not a result of the applicant's 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.

Motion seconded by Barbara Beamish. Roll Call vote: Mahr:No, Tackett:Yes, Trout:Yes, Beamish:Yes, King:Yes. Motion carries and the variance is granted.

By-Laws: Chairman Trout discussed the current draft copy that the ZBA is working on. He would like everyone's input. Discussion of having Township attorney look at them,

Chairman Mike Trout said he would no longer be Chair of ZBA. As he will now be on Township Board.

No new or old business.

Chairman Trout adjourned the meeting @ 8:06 pm.

Respectfully submitted,

Robin Tackett
Secretary Columbia Township Zoning Board of Appeals