

Columbia Township Zoning Board of Appeals
November 30, 2021

Columbia Township Zoning Board of Appeals meeting called to order by Robin Tackett at 7:00 P.M. Present: Jerry King, Hollis Jefferys, Ray Kuzminski, Diana Potts and secretary/Chairperson Robin Tackett.

Motion by Ray Kuzminski to approve agenda. The motion was seconded by Jerry King. Ayes: All motion carries.

Motion by Hollis Jefferys to approve the ZBA minutes of 9/9/21. Motion seconded by Jerry King. Ayes: ALL. Motion carries.

Public comments. None at this time. PUBLIC HEARING(S) 2 variance requests.

1) Request a variance to construct a detached garage a distance of 10' to the North (rear) property line, 15' to the South (front) property line, 7' 6" to the West (side) property line and 7' 1" to the East (side) property line on property known as 5500 North Shore Dr. Clarklake, MI 49234 ADP# 000-19-16-302-013-00

Rick Church, Columbia Township Zoning Administrator spoke at this time. Request is for property across the street from home on a separate parcel the lot percentage with what applicant is requesting is only 26%. The applicant is looking to build a garage with living quarters above. A detached garage a distance of 10' to the North (rear) property line, 15' to the South (front) property line, 7' 6" to the West (side) property line and 7' 1" to the East (side) property line on property.

Mike Schoendorf, builder, 5500 North Shore Dr. Clarklake, MI 49234. Spoke at this time and presented reasons why they are requesting a variance at this time. They would like to build a detached garage on the lot. They would not be over in lot coverage and looking for 10' to the North (rear) property line,

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 effects 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 Jerry King. Yes vote is a vote to deny.

Roll call:, King:Yes,Kuzminski:Yes Jefferys:yes,Potts:Yes.

Tackett:Yes. Variance denied.

2) Request a variance to construct an attached garage adding 5'x 10' of encroachment into the required 50' rear property line setback on property known as 291 Audell Dr., Brooklyn, MI 49230
ADP# 000-20-29-407-001-00

Rick Church, Columbia Township Zoning Administrator spoke at this time as to the variance request. For a variance to construct an attached garage adding 5'x 10' of encroachment into the required 50' rear property. Existing shed/patio currently on the house would be replacing existing structures and would be adding a 5ft encroachment on the existing encroachment. Twenty feet of the property not being used because the water line/channel divides the property and zoning states it must be to the water's edge.

Duane Raymond applicant 291 Audell, Brooklyn, Mi. Spoke at this time stating the reasons that he is requesting a variance. The current structure is in need of work, they need the garage and storage space. Allowing the variance will be an improvement to the

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 Ray Kuzminski. Roll Call: Hollis:yes, King:yes, Kuzminski:yes, Potts:yes and Tackett:yes. Motion carried and variance is granted.

No new or old business at this time.

Acting Chairperson Robin Tackett adjourned the meeting at 7:58 PM.

Respectfully submitted,

Robin Tackett
Secretary Columbia Township Zoning Board of Appeals