

Columbia Township Zoning Board of Appeals
June 23, 2022

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

Motion by Hollis Jefferys to approve the ZBA minutes of 4-14.2022. Motion seconded by Diana Potts. Ayes:ALL. Motion carries.

Public comments. None.

PUBLIC HEARING(S)3 variance requests.

Rick Church, Columbia Township Zoning Administrator spoke at this time. Spoke to reasons that a Variance to construct a new residential dwelling with a reduction of the required rear yard setback (42' averaging option to 33'-6" from water's edge) and (25' to 13' from rear property line) and a reduction of the front yard setback (25' to 12' 11) on property known as 10738 Hewitt Rd, Brooklyn, MI 49230 ADP # 000 19 27 226 012 00. Discussion of non-conforming structure and odd shape of property. Discussed the averaging of setbacks as allowed in ordinance.

Daniel Diekman spoke at this time presenting reasons why he is seeking a variance. He presented paper documents as well to the Zoning Board of appeals. Packet in file. He discussed the odd shape of the property as well as the practical difficulties in building a home on the lot. Multiple difficulties to overcome to build his home on this property. Safety being a concern in regards to the driveway. He wants to move the garage and driveway in order to make it safer for everyone coming and going. Removal of trees is needed as well. He presented a reason why he feels he meets all seven standards as outlined in the zoning ordinance.

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.

Roll call:, King:Yes,Scott:Yes Jeffrey:yes,Potts:Yes. Tackett:Yes. Variance approved as requested.

2)Request for a variance to install a sign on the main entrance of the building 11 ft high on property known as 12023 Brooklyn Rd. Brooklyn, MI 49230 ADP#
000 20 31 101 001 10

Rick Church, Columbia Township Zoning Administrator spoke at this time. Discussed variance request for a variance to install a sign on the main entrance of building 11 ft high on property known as 12023 Brooklyn Rd. Brooklyn, MI 49230 ADP#
000 20 31 101 001 10. Discussed that this is new construction. And during site plan review the planning commission missed the sign on building and now must obtain a variance to place the sign the requested height and size.

Damon Bundy, owner of Boaters Choice discussed the reasons he is requesting a variance to place a sign on the front of his new Boaters Choice building.

Jerry King asked, will the sign be flush or offset off of the building? Mr. Bundy stated that it is flush against the building.

No public comment. No correspondence.

Ayes: All.

3)ZBA variance extension letter request for 405 Oakwood Ave, Clarklake, MI 49234. For review and approval.

Rick Church, Columbia Township Zoning Administrator spoke at this time. Discussed variance request for 405 Oakwood Ave, Clarklake MI. 49234. They are seeking an extension of variance for one more calendar year from this hearing.

Applicant not present.

No public comment. No correspondence.

The Columbia Township Zoning Board of Appeals is closed for public comment at this time. Board discussion at this time.

Board discussion of application.

Motion by Jerry King to approve variance request. Citing: 16.7, A & B. 2, 5, & 7.

Motion seconded by Diana Potts.

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 applicants actions.
3. That the variance will relate only to the property described in the variance application.