

**COLUMBIA CHARTER TOWNSHIP**  
**Zoning Board of Appeals**  
**Columbia Charter Township Hall**  
**8500 Jefferson Road, Brooklyn, MI, 49230**  
**July 25, 2024, at 7:00pm**

**AGENDA**

The Zoning Board of Appeals welcomes Public Comments.  
Anyone wishing to address the Board should only do so once recognized by the Chairperson.  
Comments shall be limited to three minutes.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approval of Agenda**
- 5. Public Comments**  
(Unrelated to agenda items)
- 6. Variance Requests**
  - a. Public Hearing: Variance (24-016) 10607 Ocean Beach Rd.**  
**Owner/Applicant:** Mark Chmielewski  
**Location:** 10607 Ocean Beach Rd. Clarklake, MI 49234 (Tax ID #: 000-19-22-126-001-01)  
**Request:** Variance application to permit a 1,080-square foot detached accessory building in the east rear yard. The proposed building will have a 15-foot north front yard setback and a 6-foot east rear yard setback (25-foot front yard setback required, and 25-foot rear yard setback required, Article 3: Table 3-4).
  - b. Public Hearing: Variance (24-017) 6445 N. Shore Dr.**  
**Owner/Applicant:** David & Elizabeth Wiemer  
**Location:** 6445 N. Shore Dr., Clarklake, MI 49234 (Tax ID #: 000-19-17-430-004-01)  
**Request:** Variance application to permit partial removal of the existing attached nonconforming garage and replace with a 288-square foot 1½-story addition, which includes a garage with living space above. The proposed addition will have a 5-foot east side yard setback (10-foot side yard setback required, Article 3: Table 3-4).
  - c. Public Hearing: Variance (24-018) 4069 Jefferson Rd.**  
**Owner/Applicant:** Aaron Sherwood (Clark Lake Self Storage)  
**Location:** 4069 Jefferson Rd. Clarklake, MI 49234 (Tax ID #: 000-19-20-302-001-04)  
**Request:** Variance application to permit a freestanding pole sign for a commercial business in the front yard. The sign area will be 33½-square foot (32-square foot maximum sign area is permitted, Article 9, Table 9-1). The sign will be 15-foot tall (10-foot maximum height is permitted, Article 9: Table 9-1).

**d. Public Hearing: Variance (24-019) 3656 Ocean Beach Rd.**

**Owner/Applicant:** Patrick & Kristi Felgner

**Location:** 3656 Ocean Beach Rd., Clarklake MI 49234 (Tax ID #: 000-19-15-326-012-00)

**Request:** Variance application to permit a 440-square foot second story (Lateral) addition above the existing garage on the front of an existing dwelling. The proposed addition will have a 5½-foot south side yard setback (10-foot side yard setback is required, Article 3: Table 3-4). Also, a 792-square foot two-story horizontal addition in front of the existing garage. The proposed addition will have a 7-foot south side yard setback and a 9-foot north side yard setback (10-foot side yard setback is required, Article 3: Table 3-4), and the addition will have an 18-foot west front yard setback (25-foot front yard setback is required, Article 3: Table 3-4).

**e. Public Hearing: Variance (24-020) 134 Somerset Dr.**

**Owner/Applicant:** Perry Santia

**Location:** 134 Somerset Dr. Brooklyn, MI 49230 (Tax ID #: 000-19-33-201-002-00)

**Request:** Variance application to permit a whole house remodel with an 805-square foot expansion of the footprint of the existing dwelling. A proposed addition to the attached garage will have a 3'3½" south front yard setback. A proposed covered open porch addition will have a 4'5" south front yard setback. A proposed addition to the southeast side of the dwelling will have a 7'11" south front yard setback. A proposed addition to the north side of the dwelling will have a 5'6" north side yard setback. A proposed attached elevated covered open rear deck will have a 37'2½" setback from the water's edge of Lake Columbia. A proposed attached elevated rear deck will have a 43'2½" setback from the water's edge of Lake Columbia. (25-foot front yard setback required, 10-foot side yard setback required, and 50-foot setback from the water's edge required, Article 3, Table 3-4).

**7. New/Old Business**

- a. Approval of June 6, 2024, Meeting Minutes

**8. Announcements by the Chairperson or Zoning Administrator**

**9. Adjournment**