

# **COLUMBIA CHARTER TOWNSHIP**

## **ZONING BOARD OF APPEALS**

**Columbia Charter Township Hall  
8500 Jefferson Road, Brooklyn, MI, 49230**

**April 30, 2026, 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 (26-003)**

**Owner/Applicant:** William & Karen Bixler

**Location:** 8442 N. Shore Dr. Clarklake, MI 49234 (Tax ID #: 000-19-17-327-009-01)

**Request:** Variance application to permit a new single-family two-story dwelling on an approximately 4,360-square foot property. The existing dwelling is intended to be razed. The first floor of the dwelling will have 1,244-square foot of living space, the second floor 941-square foot of living space with a screen room and deck on the rear of the home. The dwelling will be setback 12-foot from the north front property line, requiring a 13-foot variance. The Columbia Charter Township Zoning Ordinance requires a 25-foot front yard setback, Article 3: Table 3-4.

**b. Public Hearing: Variance (26-004)**

**Owner/Applicant:** Heart O' The Lakes Church

**Location:** 7031 Jefferson Rd. Brooklyn, MI 49230 (Tax ID #: 000-19-23-301-001-03)

**Request:** Variance application for a new 21,955-square foot parking lot to add 42 parking spaces on-site. The proposed parking lot will be setback 40-foot from the centerline of Jefferson Road, requiring a 50-foot variance. The Columbia Charter Township Zoning Ordinance requires a 90-foot setback from the centerline of Jefferson Road, Article 3: Table 3-4, footnote 4, Special Road Setbacks.

**7. New/Old Business**

a. Approval of March 10, 2026, Meeting Minutes

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

**9. Adjournment**