Columbia Charter Township
Zoning Board of Appeals
Meeting Minutes
July 2, 2026 at 7:00pm

Call to Order
Columbia Charter Township Zoning Board of Appeals meeting called to order by Chairperson Hollis Jefferys at 7:00 P.M.

Pledge of Allegiance

Roll Call
Members Present: Hollis Jeffreys, Robin Tackett, Kathy Church, Diana Potts, and Scott Rogers (Alternate).
Members Absent (excused): Jerry Shay.
Staff Present: Brittany Stein, Zoning Manager.

Approval of Agenda
Motion by Robin Tackett to approve the agenda as presented, supported by Diana Potts.
On a voice vote; Motion Carried. Agenda approved.

Call to the Public – Public Comments
None.

Variance Request – Public Hearing: (Agenda Item: 6.a.) (V26-006)
Public Hearing for Vacant Parcel at Corner of Jefferson Rd. & Hayes Rd. (Tax ID#: **000-19-21-252-001-00**) was called to order by the Chairperson. TAG Towers (TeleCAD Wireless) (applicant), Domenick Forgione (Owner), are seeking a variance from the zoning requirements under Article 7: Section 7.27 for a new 194-foot wireless communications tower on an approximately 1.2-acre parcel. The tower is proposed to be setback 67.5-foot from the west front property line, and setback 109-foot from the east rear property line. The Columbia Charter Township Zoning Ordinance requires a 100-foot setback from all property lines, and 200-foot setback from all properties zoned for single-family or two-family dwellings.

Amy Rodriguez, Telecad Wireless, TAG Towers spoke at this time. She stated she was assigned by Verizon Wireless to find a location to add another cell tower to Columbia Charter Township. They are requesting a variance due to the shape of the parcel. Filed with FAA and they stated they do not need to place a light at the top of the tower. They will be leasing 3 other sections of the cell tower to other wireless carriers.

Daniel Crane from the Law offices of, Jonathan R. Crane P.C., Attorneys & Counselors, 1126 N. Main St., Rochester, MI 48307. Mr. Crane spoke at this time. A reliable wireless network is not only relied upon by residents and businesses in their day-to-day lives, but also by first responders in times of emergencies. The State of Michigan State 911 Committee reported to Michigan Legislatures that of the 106,509 emergency calls received by Jackson County Central Dispatch in 2024, approximately 102,429 were made on wireless telephones. Because emergency response services rely upon reliable wireless coverage, addressing gaps in coverage is a focal point of the objectives of the State 911 Committee. Due to the limited availability of willing landlords, and the central proximity of parcel 000-19-21-252-001-00 within the gap in reliable wireless coverage, Tag Towers

respectfully requests this ZBA grant the necessary dimensional variances as meeting all required setbacks cannot be met from the parcel. The proposed wireless communication tower is designed to accommodate Verizon as the anchor tenant, but also three additional co-locators at approximately 175' elevation, 160' elevation and 145' elevation. Discussed the variance being requested.

Variance Request #1 – HAYES ROAD RIGHT-OF-WAY
Section 7.27(D)(2) of the Zoning Ordinance:
"Towers and antennas shall be setback from lot lines a minimum distance equal to the tower's height, including antennas, except where the application documents that the tower is designed to fall upon itself, in which case the minimum setback shall be one-half the height of the tower but not less than one-hundred feet." Summary: As shown in the attached drawing, the tower is setback approximately 67.5' from the right of way edge of Hayes Road and 100' from the eastern property line as described in the deed's legal description and centerline.
Requested Action:
Tag Tower respectfully requests this ZBA grant a variance to allow the wireless telecommunication facility to be constructed with a setback of 67.5' to the Hayes Road right-of-way. Because of the dimensions of the property, a 100' setback is impossible.
Standards: 1. That there are practical difficulties that prevent carrying out the strict letter of this Ordinance due to 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. TAG TOWERS RESPONSE: The practical difficulties are unique to this parcel. While the legal description for the deed includes a parcel approximately ~210 wide, 33' of the property is within the right-of-way of Hayes Road. Excluding the Hayes Road right-of-way, the parcel is approximately 177' wide. The facility cannot meet the 75% of tower height setback. This difficulty does not apply to other parcels and non-wireless telecommunication uses. 2. That the practical difficulty or special condition or circumstance is not a result of the applicant's actions. TAG TOWERS RESPONSE: The practical difficulty and special conditions are not a result of the applicants' actions and a result of the parcel's dimensions and proximity to the Hayes Rd. right-of-way. 3. That the variance will relate only to property described in the variance application. TAG TOWERS RESPONSE: A reliable wireless network requires that communication towers to be spread-out through the coverage area and not isolated to specific areas. This unique design element is only applicable to very limited projects, such as wireless telecommunication towers, power lines, and telephone lines. Due to the unique nature of a wireless telecommunication facility, variance requests are not applicable to other non-wireless telecommunication variance requests. Additionally, given the defined area of the gap in wireless coverage, and the towers ability to support multiple co-locators, the variance request is unique to this project and not applicable to other wireless telecommunication requests. 4. That the variance will be in harmony with the purpose of this Ordinance and the intent of the District, including the protection of public health, safety and welfare in general and vehicular and pedestrian circulation specifically. TAG TOWERS RESPONSE: The wireless telecommunication facility is unmanned. Unlike other uses for the parcel, the proposed wireless telecommunication facility will not have any impact on vehicular and pedestrian traffic. As previously discussed, the proposed wireless telecommunication facility is requested to address a gap in reliable wireless coverage. Reliable wireless coverage is necessary for the welfare and safety of the general public. As shown in the attached propagation maps, currently a large gap in reliable wireless coverage exists. A wireless telecommunication facility is necessary to address the gap to

improve the coverage. In harmony with the stated purpose for the AG-1 district, the wireless telecommunication facility will only utilize a small portion of the property and will not negatively impact agriculture opportunities in the area. Additionally, granting the requested setback will be in harmony with the purpose of the Zoning Ordinance. Footnote 5(a) shows a practical understanding that a reduction in setback for corner lots is appropriate and within the goals of the Zoning Ordinance. 5. That the variance will not cause a substantial adverse effect upon surrounding property including property values and the development, use and enjoyment of property in the neighborhood or District. TAG TOWERS RESPONSE: As shown in the attached fall-zone letter, the requested setback from Hayes Road is larger than the fall-zone of the proposed wireless telecommunication facility. Decreasing the setback to Hayes Road will not substantially impact the use, development, or enjoyment of any specific property within the neighborhood or District. 6. That 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. TAG TOWERS RESPONSE: Due to the dimensions of the property, strict compliance with the setback requirement is impossible. The requested variance allows the maximum possible non-road setbacks. 7. That the variance requested is the minimum amount necessary to overcome the inequality inherent in the particular property or mitigate the practical difficulty. TAG TOWERS RESPONSE: Due to the dimensions of the property, the requested variance is the minimum amount necessary to address the practical difficulties.

Variance Request #2 – Eastern Property Line

Section 7.27(E)(1)Separation Distances:

Summary: Tag Towers respectfully requests that this ZBA grant a variance to allow the tower to be constructed with a setback of 109’ to the eastern property line. The proposed tower is 195’ tall and designed to collapse upon itself (as shown by the attached fall-zone letter). The proposed wireless telecommunication tower is 195’ and 75% of the height would be 146.25’ and 50% of the tower height would be 97.5’. As shown by the attached fall-zone letter, the tower is designed to self-collapse and the eastern setback exceeds the fall-zone.

Requested Action: Tag Tower respectfully requests this ZBA grant a variance to allow the wireless telecommunication facility to be constructed with a setback of 109’ to the eastern property line.

Standards: 1. That there are practical difficulties that prevent carrying out the strict letter of this Ordinance due to 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. TAG TOWERS RESPONSE: The practical difficulties are unique to this parcel. The distance between the edge of the Hayes Road right-of-way and the eastern property line is 177’. While the tower’s proposed location would meet the setback requirement of 50% of tower height to the eastern property line for towers designed to self-collapse, it does not meet the 75% of tower height as included in Section 7.27E. 2. That the practical difficulty or special condition or circumstance is not a result of the applicant’s actions. TAG TOWERS RESPONSE: The practical difficulty and special conditions are not a result of the applicants’ actions and a result of the parcel being 177’ wide. 3. That the variance will relate only to property described in the variance application. TAG TOWERS RESPONSE: A reliable wireless network requires that communication towers not be isolated and instead of spread-out throughout the coverage area. Due to the unique nature of a wireless telecommunication facility, variance requests are not applicable to other variance applications. 4. That the variance will be in harmony with the purpose of this Ordinance and the intent of the District, including the protection of public health, safety and welfare in general and vehicular and pedestrian circulation specifically. TAG TOWERS RESPONSE: The wireless

telecommunication facility is unmanned. Unlike other uses for the parcel, the proposed wireless telecommunication facility will not have any impact on vehicular and pedestrian traffic. As previously discussed, the proposed wireless telecommunication facility is requested to address a gap in reliable wireless coverage. Reliable wireless coverage is necessary for the welfare and safety of the general public as it is relied upon in day-to-day life and also in times of emergencies. As shown in the attached propagation maps, currently a large gap in reliable wireless coverage exists. The newly constructed tower is necessary to address the gap. In line with the stated purpose for the AG-1 district, the wireless telecommunication facility will only utilize a small portion of the property and will not negatively impact agriculture opportunities. Additionally, the requested variance is in harmony with the remainder of the zoning ordinance. Section 7.27(D)(2) shows an intention to allow setbacks to be reduced to 50% when the tower is designed to fall upon itself and the reduced setback can be done safely. 5. That the variance will not cause a substantial adverse effect upon surrounding property including property values and the development, use and enjoyment of property in the neighborhood or District. TAG TOWERS RESPONSE: As shown in the attached fall-zone letter, the requested setback from the eastern property line is larger than the fall-zone, as shown by the attached engineer prepared letter. The requested setback will not impact other parcels' ability to be developed. 6. That 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. TAG TOWERS RESPONSE: Due to the dimensions of the property, strict compliance with the setback requirement is impossible. 7. That the variance requested is the minimum amount necessary to overcome the inequality inherent in the particular property or mitigate the practical difficulty. TAG TOWERS RESPONSE: Due to the dimensions of the property, the requested variance is necessary to mitigate the practical difficulties.

Brittany Stein, Columbia Charter Township Zoning Administrator, spoke at this time summarizing the request, she read the standards for basis of variance. The subject property is approximately 1.2 acres in size and fronts onto Jefferson Road to the north and Hayes Road to the west. The property is currently vacant, a house was demolished in 2010. If the variances are approved, this would permit a new 194-foot wireless communications tower on an approximately 1.2-acre parcel. The tower is proposed to be setback 67.5-foot from the west front property line, and setback 109-foot from the east rear property line.
A variance may be allowed by the Zoning Board of Appeals only in cases where there is reasonable evidence of practical difficulty in the official record of the hearing. Ms. Stein (staff) described and suggested that there is not found to be a practical difficulty with the property itself. The request for variance is based on preference to construct a wireless communications tower on this property. Due to the fact that within the Township Zoning Ordinance is a Section (7.27) listing all standards which a Wireless Communication Facility must meet, such unique use shall meet each of these standards of the Ordinance to ensure compliance with such uses as they are developed. There other nearby properties which may be better suitable for a new Wireless Communications Facility without the need for variances. The proposed Cell Tower may not be in harmony with the purpose of the Zoning Ordinance including the intent of the AG zoning district. This Cell Tower may impact public health, safety and welfare in general and vehicular and pedestrian circulation, due to the extent of the proposed structure. Installation of a new Wireless Communications Facility should meet all requirements of the zoning ordinance. Although there may be a need for a Cell Tower to be installed in this central area of the Township, the proposed Cell Tower may cause negative effects on surrounding property and property values and could negatively impact future development and use of neighboring property. The Cell Tower will cause a significant change and lasting

impact on the surrounding landscape affecting the primary goals and objectives of the township master plan creating a residential and inland lake community. The property is zoned Agricultural and could be developed with a permitted primary use for a single or two-family dwelling. Construction of a Wireless Communications Tower is a Special Land Use in each of these Zoning Districts in Columbia Township: AG, RR, C-1, C-2, C-3, GO, I-1, I-2, & R&D, as indicated in Tables 3-2 & 3-3 of the Ordinance, and such use shall meet all standards in Section 7.27 of the Zoning Ordinance. Staff does not find that there is a practical difficulty with the property where a Wireless Communications Tower is proposed.
Staff recommends the ZBA take testimony, close the public hearing, and evaluate the proposal for conformance with the applicable regulations. The ZBA can approve, approve with conditions, or deny the request. The ZBA can also table or postpone the request pending additional information. Staff recommends that the Zoning Board of Appeals Deny the variance requests based on the findings as stated in this staff report.

Public Comment portion of public hearing:
Jim Dutton, 108 Algonac Dr. Brooklyn, MI: Not in favor of granting variance.
Judy Bivins, 10515 Hayes Rd. Brooklyn, MI: Not in favor of granting variance.
Bob Lajdziak, 1900 Q Lane, Clarklake, MI: Not in favor of granting variance.
Kevin Eilerman, 5532 Jefferson Rd. Brooklyn, MI: Not in favor of granting variance.
Darlene Shmansk, 1595 Jefferson Rd. Brooklyn, MI: Not in favor of granting variance.
Pat Collins, 7422 Turk Rd. Brooklyn, MI: Not in favor of granting variance.
Sara Tozer, 1595 Jefferson Rd. Brooklyn, MI: Not in favor of granting variance.
Steve Harris,1756 Jefferson Rd. Brooklyn, MI: Not in favor of granting variance.
Joe Thorrez, 2080 S. Shore Dr. Clarklake, MI: Not in favor of granting variance.
Carol Knickols, Eagle Pt, Clarklake, MI: Not in favor of granting variance.
Patrick Slaby, 10300 Jefferson Rd. Brooklyn, MI: Not in favor of granting variance.
Mark Zuzelski, 4300 S. Shore Dr. Clarklake, MI: Not in favor of granting variance.
Bob Davis, Hayes Rd. Brooklyn, MI: Not in favor of granting variance.
Chris Donahue, 1980 Q Lane, Clarklake, MI: Not in favor of granting variance.
Jim Ladjeck 1900 Q Lane, Clarklake, MI: Not in favor of granting variance.

Correspondence:
Mary Ann Kennedy, 1950 Q. Lane, Clarklake, MI: Not in favor of granting variance.
Don Fowler, 1890 Q Lane, Clarklake, MI: Not in favor of granting variance.
Chris Donahue, 1980 Lane, Clarklake, MI: Not in favor of granting variance.
Larry Rygiel, 177 Claremont Circle, Brooklyn, MI: Not in favor of granting variance.
Ed Petykiewicz, 2168 S. Shore Dr. Brooklyn, MI.Not in favor of granting variance.
Stephen Harris, 1756 Eagle Point, Clarklake, MI, Not in favor of granting variance.
Suzanne Waltz, Eagle Point, Clarklake, MI. Not in favor of granting variance.
Robert Lajdziak 1900 Q Lane, Clarklake, MI: Not in favor of granting variance.
John Kudner, 1926 Q Lane, Clarklake, MI: Not in favor of granting variance.
Fr. Bosco Padamattummal, 10516 Hayes Rd. Brooklyn, MI. Not in favor of granting variance.
Mary & Richard Miller, 7891 N. Shore Dr. Clarklake, MI. Not in favor of granting variance.
Casey & Lisa Baker, Not in favor of granting variance.

Jill Gentner, 215 S. Grand Pt. Brooklyn, MI. In favor of granting the variance.
Kim Merrit, In favor of granting the variance.
Laureen Piechorowski, 201 S. Grand Pt. Brooklyn, MI: In favor of granting the variance.
Joel & Laura Norkey, 1800 Eagle Pt. Clarklake, MI: Not in favor of granting variance.
Nicole & Andrew Weeks, 1943 Q Lane Clarklake, MI: Not in favor of granting variance.
Kevin Eilerman 5532 Jefferson Rd. Brooklyn, MI. Not in favor of granting variance.
Jill Secor 2701 Virginia Ct. Clarklake, MI. Not in favor of granting variance.
Suzanne Creech 2658 Virginia Ct. Clarklake, MI. Not in favor of granting variance.

Chairman Hollis Jefferys closed the public comment portion of the public hearing. The Zoning Board reviewed and discussed the request, taking into consideration all information and documentation provided, as well as the applicable Township ordinances.

Motion made by Robin Tackett, supported by Diana Potts: to DENY the variance requests (V26-006) at Parcel ID: 000-19-21-252-001-00 for a new 194-foot wireless communications tower, which would have been setback 67.5-foot from the west front property line, and setback 109-foot from the east rear property line. The variance requests for the proposed cell tower do not meet Standards one (1), two (2), four (4), five (5), six (6), or 7 (seven) of Section 16.7 (B) of the Columbia Charter Township Zoning Ordinance, and a practical difficulty does not exist on the subject site when strict compliance with the Zoning Ordinance standards are applied as discussed in tonight's meeting and as presented in the staff report. Development of a new cell tower could prevent this property owner and neighboring property owners from permitted site development and use of their property in residential zoning districts.

Roll Call Vote: S. Rogers - Yes to deny; K. Church - Yes to deny; D. Potts - Yes to deny; H. Jefferys - Yes to deny; R. Tackett - Yes to deny.
Motion Carried. The variance has been Denied.

Variance Request – Public Hearing: (Agenda Item: 6.b.) (V26-007)
Public Hearing for **117 Paula Drive** (Tax ID#: 000-19-22-428-032-00) was called to order by the Chairperson. Patrick & Amie Pelham (applicant/owner) are seeking a variance from the zoning requirements under Article 3: Table 3-4 for an addition to the existing single-story single-family dwelling on an approximately 12,545-square foot property. The proposed addition is two-stories, with a garage on the main floor. The addition will be setback 9-foot from the west front property line, requiring a 16-foot variance, and setback 9-foot, 2-inches from the north side property line, requiring a 10-inch variance. The Columbia Charter Township Zoning Ordinance requires a 25-foot front yard setback and a 10-foot side yard setback.

Patrick Pelham, owner, spoke at this time, as to the variance request. They would like to retire in this home. They are the only home on their road without a garage. The lot is a non-conforming parcel and he is trying to make best use of the space. Handed Chairperson four letters of correspondence from his neighbors. Chairman Jefferys accepted and filed the four letters of correspondence at this time.
Casey Williams, 116 Paula Dr. In favor of granting variance.

David Brown, 118 Paula Dr. In favor of granting variance.
Larry Goetz 121 Paula Dr. In favor of granting variance.
Jill Beyer 119 Paula Dr. In favor of granting variance.

Craig Spegel- Architect spoke at this time. They are trying to make best use of the non-conforming lot. They need a garage and as designed will have side entry to allow visibility and not impede neighbors views and will be in harmony with the neighborhood. The proposed garage is one story.

Brittany Stein Columbia Charter Township Zoning Administrator spoke at this time. The subject property is approximately 12,545-square feet in size and fronts onto Paula Dr. to the west and Lake Columbia is to the east, with single-family dwellings to the north, south, and west. The lot is part of the Holiday Shores Subdivision Plat, Lot 34. There is an existing non-conforming single-story single-family dwelling on the parcel that is approximately 1,600 square feet, built in approximately 1962. If approved, the variance request would permit an addition to the existing single-story single-family dwelling on an approximately 12,545-square foot property. The proposed addition is two-stories, with a garage on the main floor. The addition will be setback 9-foot from the west front property line, requiring a 16-foot variance, and setback 9-foot, 2-inches from the north side property line. The Columbia Charter Township Zoning Ordinance requires a 25-foot front yard setback and a 10-foot side yard setback, Article 3: Table 3-4.
This property is nonconforming in that the width of the lot is approximately 71 feet wide where our current zoning ordinance requires 80- foot wide lots. The property is small in size however meets the minimum lot area requirement. The existing house more than meets the minimum required 50-foot setback from the water's edge. And due to the design of the lake at this property the lot sits on an angle at the water, or In other words the house is not perpendicular to the water, although it is to the front lot line. There is a small portion of the existing single-family dwelling which is non-conforming, where the structure is 7.5 feet from the north side property line. The proposed addition to the home will be setback 9-foot, 2 inches from the north side lot line, and 9-foot from the west front property line. Based on the existing location and design of the existing dwelling and the size of the proposed garage and second story addition, the proposed design is likely the most suitable for this addition on the property. Staff believes there may be a practical difficulty with the property or special condition with the lot. See staff analysis under standard 1 above. The proposed addition to the home will be in harmony with the purpose of the Ordinance and intent of the Residential Lakefront Suburban zoning district. The property is non-conforming, as is the existing house, and the proposed addition shall have minimal impacts to public health, safety and welfare in general and vehicular and pedestrian circulation. The proposed addition to the existing dwelling will not cause a substantial adverse effect upon surrounding property including property values and the development, use and enjoyment of property in the neighborhood or District. The neighboring property owners' view of the Lake will not be impacted as there is no addition proposed on the lake side of the home. Under strict compliance with the Zoning Ordinance, the property owner may be able to construct a compliant addition of a garage and additional bedrooms and bathrooms on the second floor of the home without the need for a variance, however, the size of the garage would not meet the needs of the property owner to store vehicles or other items meant for storage in a garage or similar structure, as there is not one currently on the property for that purpose. The Ordinance does not unreasonably prevent the owner from developing or using the property for single-family living purposes. The property has been zoned as Residential Lakefront Suburban and used for single-family living purposes. The existing home is small and lacks a garage or

other space to store items or vehicles on the property. Staff review finds that there may be a practical difficulty with the property. Recommendation Staff recommends the ZBA take testimony, close the public hearing, and evaluate the proposal for conformance with the applicable regulations. The ZBA can approve, approve with conditions, or deny the request. The ZBA can also table or postpone the request pending additional information. Staff recommends that the Zoning Board of Appeals consider approval of the variance requests based on the findings as stated in the staff report.

Tom Crampton, spoke on behalf of the Lake Columbia Property Owners Association Building Committee president. The LCPOA asks the applicant/owner to work with them and denied their building request by Mr. Pelham.

Mr. Pelham spoke at this time and would like to table after further review and discussion with LCPOA.

The board closed to the public comment at this time. Board discussion.
Chairman Hollis Jefferys accepted the request and made a motion to table the request until the applicant is prepared. Robin Tackett seconded the motion. Roll Call Vote to table the variance request.
Roll Call Vote: D. Potts – Yes; K. Church – Yes; S. Rogers - Yes; H. Jefferys – Yes; R. Tackett - Yes.
Motion Carried. Variance tabled until applicant provides revised plans showing a new design with an improved setback from the front lot line.

New/Old Business:
Amended Variance request (Reconsideration from being tabled at ZBA Meeting 5/27/2026):
Heart O' The Lakes Church - 7031 Jefferson Rd. Brooklyn, MI 49230 (Tax ID #: 000-19-23-301-001-03)
Amended Variance Request for ZBA (July 2, 2026): Variance application for a new 17,586-square foot parking lot to add 54 parking spaces on-site. The proposed parking lot will be setback 61-foot 8-inches from the centerline of Jefferson Road, requiring a 28-foot 4-inch 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.

Cyle Young, 7031 Jefferson Rd. Brooklyn, MI. spoke at this time and presented an amended variance application. He reworked the traffic flow and removed a sign. With these revisions the proposed parking lot will meet the needs of the church. It makes best use of space and will keep it safer.

Eric Patterson, VP TeraFirma, Ann Arbor MI. Spoke regarding the new proposed parking lot design. It is a new design and will provide needed parking to make best use of the space. It will improve the drainage also adding impact shrubs to design for landscaping and safety.

Brittany Stein, Columbia Charter Township Zoning Administrator, spoke at this time.
She summarized the updates and changes that were made to the plan since the last time the ZBA met and reviewed this request.
The following information and changes were added to the updated plans dated June 24, 2026.

- Future sanctuary addition to the east.
  *(Note: this addition is proposed and has yet to receive approval from the Township)
- Existing sign on brick with three crosses is proposed to be moved/removed "Heart O' the Lakes Church of the United Brethren in Christ".
  *(Sign requirements from the Zoning Ordinance were provided to the owner/applicants).
- Both existing driveways will remain as two-way drives.
- Notes on the plan which are in red were added or changed.
- The previous variance (original request) parking lot design was setback 39-foot from the centerline of Jefferson Road, the newly designed parking lot is proposed to be setback a minimum of 61'8" from the centerline of Jefferson Road. The difference from the first design to this design is 22'10".
- A note has been added: "Stormwater Mitigation Revisions: Previous proposed parking impermeable surface: 22,000sf, and pervious proposed drain swale area: 2,170sf. New proposed parking impermeable surface: 17,586sf, and new proposed drain swale area: 2,940sf. The total impermeable surface decreased by over 4,000sf with the new design.
- The parking lot is proposed to hold up to 54 spaces which are designed to be perpendicular to the drive. The size of each space, two-way drive width, building setback and other standards are compliant to the Zoning Ordinance. The initial variance request had a different parking lot design, with only containing up to 42 vehicles.
- A sidewalk to a new future door entrance is shown on the plans, along with indication of two proposed safe walkways.
- A note has been added: "Attendance for activities averages: Outdoors: 850 persons on-site, Indoors: 300 persons, Gym: 550 persons. (Total indoor: 850 persons).
- Landscaping plans have been revised to accommodate the design of the updated parking lot design. Otherwise, minimal changes were made.

The subject property is approximately 9 acres in size and fronts onto Jefferson Road to the north and with single-family dwellings surrounding the site. There is an existing approximately 22,000-square-foot church/religious building on-site which is not intended to be increased at this time, and there is an existing 45,000-square-foot parking lot on the parcel which is suitable to park up to 108 vehicles. If approved, the updated variance request would permit a new 17,586-square foot parking lot to add 54 parking spaces on-site. The proposed parking lot will be setback 61-foot 8-inches from the centerline of Jefferson Road, requiring a 28-foot 4-inch 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.
Staff recommends the ZBA evaluate the proposal for conformance with the applicable regulations. Staff recommends that the Zoning Board of Appeals consider approval of the revised variance request.

Chairman Hollis Jefferys called for Board discussion regarding the request. The Board reviewed and discussed the request, taking into consideration all information and documentation provided, as well as the applicable Township ordinances.
Motion made by Robin Tackett to approve as amended. The motion was seconded by Chairman Hollis Jefferys.
Roll Call Vote: R. Tackett – Yes; D. Potts – Yes; S. Rogers – Yes; K. Church – Yes; H. Jefferys - Yes.
Motion Carried. Variance approved as amended.

Approval of the Zoning Board of Appeals Meeting Minutes

Motion by Diana Potts to approve May 27, 2026, Zoning Board of Appeals minutes as submitted; Support by Kathy Church.

On a voice vote; Motion Carried. Minutes Approved.

Public Comments.

None.

Announcements:

Next Columbia Township Zoning Board of Appeals hearing is scheduled for Thursday July 16, 2026.

Adjournment:

Motion made by Hollis Jeffreys to adjourn the meeting at 9:40pm; support by Diana Potts.

On a voice vote; motion carried.

Respectfully submitted,

Robin Tackett

Columbia Charter Township Zoning Board of Appeals Secretary