

**Courtland Township
Zoning Board of Appeals
Wed., Aug. 9, 2017 @ 7 PM
Courtland Township Hall**

The regular meeting of the Courtland Township Zoning Board of Appeals was called to order by Vice-Chairman Michelle Mojzuk @ 7:00 p.m. Members present were Brown, Mojzuk, McIntyre and Toby Koenig. Excused for Absence is Pastoor. No alternates have been appointed at this time. Attendance of others is attached.

Chairman Appointment: McIntyre made a motion to appoint Toby Koenig, as Chairman. Toby Koenig accepted. Hearing no further recommendations, motion was supported by Mojzuk. All members voted yes. Motion carried.

Approval of Agenda: The agenda was approved by a motion made by McIntyre, supported by Mojzuk, as presented. All members voting yes. Motion carried.

Minutes – July 12, 2017 Motion made by McIntyre, supported by Brown, to approve the July 12, 2017 meeting minutes as presented. All members voting yes, Motion carried.

Public Comment: None

Tabled from July 12, 2017 - Variance Request – Gordon Jendritz, 8881 JeNeBe Dr., Sec. 34, Release from 5.04 District Regulations, Front & Side Yard Setbacks, Lot coverage and Sec. 2.01, B.2 Non-conforming existing lots of record.

Applicant, Mr. Jendritz, was present stated he had the property staked and made some adjustments to the location proposed for his new home. He will have 16 ft. setback for the rear yard, which will no longer need a variance for and will make the parking more suitable for the area. He is encroaching on the setback min. requirements per the ordinance by 4.3ft. to the West, 2.7 5/16" to the East, and 8 ft. on the front yard to the Big Brower Lake. Also provided was the response from the applicant referencing the five standards of review and why he feels his request meets those standards and placed on file. He further feels his proposed placement is in line with other homes on the lake and the nature of the ordinances. He will have a concrete retaining wall and will be redoing the whole paved area. There are no over hangs to consider for setbacks and it has a flat roof.

A summary of the five standards of review was read by Chairman Koenig.

Board members commented the applicant did a nice job planning out the site with the new drawings and stakes that were very helpful, also the response for the Standards of Review was very helpful to. He stated his case especially well. Chairman Koenig stated the request seems to fit with the character of the area and is not too extreme of a request. The lot is unique and exceptionally narrow. The request is not unreasonable.

Zoning Admin. Brown stated neighbor, Jerry Peterson, 8893, 8890 and 8894 Je Ne Be Dr. was ok with the project and neighbor, Ingrid Jensen, 8869 Je Ne Be Dr., also had responded by email there support of approval in favor of the new home placement.

Motion was made by McIntyre, supported by Koenig, to accept the application for a variance as requested with a 4'3" variance to the West, 2'7 5/16" variance to the East, and 8 ft. for the front yard, lake side, as presented. All members voting yes. Motion carried

Planning Commission Report – Zoning Admin. Brown noted a meeting is scheduled for Tues., September 19, 2017 to hold a public hearing for Medical Marijuana Zoning Ordinance Amendment and for discussion on Airbnb rentals in the Township.

Township Board Report – McIntyre reported the Kent District Library presented their annual report to the Board. Final approval was given for Disc Golf site plan and the parking lot expansion bids were reviewed and chose Chaney Excavation for the job. The Township Board approved a new copying machine for the Township office from Allied Imaging. Toby Koenig was appointed to the ZBA as a full time member for his term remaining until 01/2019. Also Supervisor Porter handed in his resignation effective August 31, 2017 to pursue farming full time.

Adjournment – Meeting adjourned @ 7:25 pm by a motion made by Mojzuk, supported by Koenig. Motion carried.

Respectfully submitted,

Colleen Brown

Colleen Brown, Recording Secretary
& Zoning Administrator