

**Courtland Township  
Zoning Board of Appeals  
Wed., March 14, 2018 @ 7 PM  
Courtland Township Hall**

The regular meeting of the Courtland Township Zoning Board of Appeals was called to order by Chairman Koenig @ 7:00 p.m. Members present were Bassett, Bergeron, McIntyre, Koenig, Nelson, and Alt. N. Brown. Attendance of others is attached.

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

**Minutes – February 14, 2018** Motion made by McIntyre, supported by Bergeron, to approve the Feb. 14, 2018 meeting minutes as presented. All members voting yes, Motion carried.

**Public Comment:** None

**Variance Request – Huitsing/Case, 8555 JeNeBe Dr., Sec. 34, Four Season Porch addition, Release from 5.04 District Regulations, Front Yard Setback, Lot Coverage and Sec. 2.01 Existing Lots of Record**

Applicant, Bldr, Huitsing and homeowner, J. Case, was present to note request. The plan is to enclose an existing 3 season porch and built it two feet closer to the lake is the only change. It will be an improvement from what is there now and will add appreciation to the lot.

No neighbors commented on the proposal.

Member McIntyre had two concerns: 1) The whole backyard is completely decked and projected into the whole front yard to the water's edge. Not sure if that is supposed to be existing there. Wondered if it was more than 8" above ground level, it is not allowed by the current Zoning Ordinance. The homeowner was not sure if it is more than 8" above ground level or not and said it has been existing for quite some time. 2) There is a light post at the end of the decking that does not have a GFI on it and is very dangerous if there was a short and someone could be electrocuted easily. McIntyre contacted the Courland Twp. Electrical Insp. And he further agreed the GFI should be brought up to code. The homeowner agreed to have that fixed along with the construction for the four season porch asap.

Five standards of review were read by Chairman Koenig. He stated he felt the strict compliance would prevent the improvements being sought and blends with other improvements on the road. The practical difficulty was not created by the applicant given the shape of the lot addresses the narrowness and the request for variance is very minimal by being only 2 feet closer to the lake.

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Motion was made by McIntyre, supported by Bergeron, to approve of the 18 ft. variance for the front yard as requested and to note an electrical permit is to be obtained to make sure the electrical GFI on the light post is installed, inspected and approved by the Elec. Insp. Casey Kalee. All five standards of review are met. All members voting yes. Motion carried.

**Variance Request – Randy & Cindy Martinie, 8996 Loveless Dr., Sec. 34, Detached Garage, Accessory Building, Release from 5.04, District Regulations, Front Yard Setback.**

Applicants, Mr. & Mrs. Martinie, were present. He stated the detached garage will be used for storage of boats and lake accessory items. He provided an updated drawing the existing site and an overlay of where he is proposing the new building to be built. The issue is the actual property line verses the location of the road the runs through his property. He picked that spot because it is directly across the street from his house and also there is higher ground to the back of this lot that he would have to cut further back into the hill.

A letter from Kathy Chapman, 7257 Russet Trail, was read and placed on file for consideration.

Nick Garlock, 7245 Russet Trail, commented his concern that five years ago he could see the lake and now because of improvements he cannot see the lake as much. Also he wanted to make sure that there is not any giant lighting system going in that would shine at his home as well. Applicants explained there will only have a light over the garage door that will shine only at themselves and internally. The applicant does not intend to remove any trees or vegetation that is currently there, other than a bunch of scrub trees on site. The new garage will be very similar in height as the existing garage with landscaping around also.

Dan Johnson, 9008 Loveless Dr., commented he has no objections with the proposal.

Member Bassett stated other garages in the area are very similar sizes and it is not extravagant for the purpose and for the shape of the lot and the size of the lot and what he was going to use it for. Member Brown agrees that what he is proposing here is proper as built.

Applicant stated the two sheds existing on the lot are going to be removed from the property. It is a narrow dirt road and not a lot of traffic. The lot slopes dramatically to the South. He would have to bring in loads of sand and move the pine trees and then the building would have to sit even higher, if they had to move it over.

Five Standards of Review were read by Chairman Koenig. Chairman Koenig felt that based on the shape of the land, the proposed location will not be a substantial detriment. McIntyre agreed the unique shape of the lot and the location of the private road creates exceptional and extraordinary circumstances.

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Motion was made by McIntyre, supported by Bassett, to approve of the request for a 37 ft. front yard variance with a 13 ft. setback as proposed. Also note the request meets the five standards of review. All members voting yes. Motion carried.

**Planning Commission Report** – ZA Brown stated the next meeting is scheduled for Tues., March 20, 2018 to review Site Plan Review for J& H OIL Gas Station addition. No Feb. meeting was held.

**Township Board Report** – McIntyre reported the Township approved the Annual Budget proposed for 2018-2019, contracts with Kent County Road Commission for 2018 projects, approved Venman's contract for the Cemetery maintenance, contracted w/ Plummer's for Spring Cleanup May 18 & 19<sup>th</sup>, and approved putting the 1 mil Fire Millage renewal on the August ballot. It was also noted the Fire Dept. has purchased a "Thumper" as a mechanical CPR machine that is very beneficial for medical runs.

**Adjournment** – Meeting adjourned @ 7:40 pm by a motion made by Koenig, supported by McIntyre. Motion carried.

Respectfully submitted,

*Colleen Brown*

Colleen Brown, Recording Secretary  
& Zoning Administrator