

**Courtland Township
Zoning Board of Appeals
Wed., March 13, 2019 @ 7 PM
Courtland Township Hall**

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

Election of Officers: Brandon Bassett nominated himself for Chairman. No other nominations were made. Motion was made by McIntyre, supported by Bergeron to appoint Brandon Bassett as Chairman. All members voting yes. Motion carried.

Vice Chairman – McIntyre nominated Brandon Simon as Vice-Chairman. No other nominations were made. McIntyre moved, supported by Bassett, to appoint Brandon Simon as Vice-Chairman. All members voting yes. Motion carried.

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

Minutes – December 3, 2018 Motion made by McIntyre, supported by Bergeron, to approve the Dec. 3, 2018 meeting minutes as presented. All members voting yes, Motion carried.

Public Comment: None

Variance Request – Mathison Architects/Todd & Stacey Taylor, 8329 JeNeBe Dr., Sec. 34, Release from 5.04 District Regulations, Rear Yard Setback, possible front yard setback, Lot Coverage and Sec. 2.01 Existing Lots of Record

Applicant, Todd Taylor, was present along with the architect team for Mathison. Mr. Taylor stated he moved here about 3-4 years ago. They really love the area. They decided to live some place on a lake, and they were prepared to renovate and remodel the house, but feel it is best to start from scratch. They have designed the new home in almost the same footprint with a few revisions. The new home will have an attached garage with modern living high energy efficiency. Architect Mathison stated they are not asking for any more of a variance for the rear yard setback than what is currently typical for lake front properties. They currently have 2.3 ft. off the property line with an existing detached garage. This allows for enough parking for a full-length vehicle between the garage and the street without parking on the pavement now and they plan to maintain that setback area but allow the garage to be attached to the main structure of the house. If they could be allowed that they would be satisfied. The current lot is non-conforming for the R-1 zone district. Lot coverage would be increased because of connecting the two structures. The new garage will allow for storage of seasonal items as well. In regard to the front yard setback they are keeping within the imaginary line of the neighbors as shown on the diagram and they will not be encroaching on the view of the lake for the neighbors.

They propose to have the approximate same setback as the existing deck, which is about 18 – 24 inches off the ground now. Mr. Taylor further stated they have no intentions on going any closer to the lake and the lake has varied about 6 – 8 “ in lake level since they have lived there. They have a wolmanized wood sea wall. The new deck should be at least 2 – 3 feet above the water to address flooding concerns. /the first floor will be 12” above grade.

Public hearing was opened @ 7:15 pm. Neighbor, Teresa Wahl, 8324 JeNeBe Dr., who lives across the street asking what the height of the new structure would be? Mathison replied that the structure is not intended to be any taller than what is there now. The new garage will actually have a flat roof. The house portion will be still a two story. They will have to take down two trees, but the trees will be replaced with substantially tall new trees. Ms. Wahl stated she had a terrible experience with the previous house owners with parking on her yard and trash being left in her yard.

Also, ZA Brown, noted she had received a call from Dennis Kiel, 8315 JeNeBe Dr. to confirm they were ok with the front & rear yard setbacks proposed.

Hearing no further comments, public hearing was closed by Chairman Bassett at 7:23 pm.

Mr. Taylor stated they will have brick pavers for the entrance to the house and for the walk up to the driveway and landscaping pavers on grade. They will have a concrete walkway to the back that will be at grade or below grade. It will be one single line to reduce the amount of imperviable surface and have water to easily drain. They will have a drip edge on the one side as noted and not on the other. It will have a much-improved front door entry.

Chairman Bassett stated he thinks they have presented a plan that is maintaining the feel of the area, with the size of the footprint of the home as proposed and without trying to ask for everything they could in a variance. They are being considerate of the zoning requirements for the township and having minimal impact to the neighbors and the Township appreciates that.

The summary of the five standards of review where read by Chainman Bassett. Standard #1 – Met, McIntyre stated she agrees the lot is undersized right now and strict compliance would require a pretty small house to be constructed. The request is considerate of the neighbors, is justifiable, and is customary size home for the lake front home on lakes in the township. Bassett agrees.

Standard #2 – Met, McIntyre stated the footprint is basically the same from before and the view of the neighbors to the lake will actually be better.

Standard #3 – Met, McIntyre stated they are really just replacing what was there before. Bassett agrees.

Standard #4 – Met, Simon stated the lot size & shape is exceptional. The setback to the front is the same and rear yard to the road is not increasing for the garage.

Standard #5 – Met, Bergeron stated the architect did a very good job to stay within the Township regulations as much as possible and make the best use of the small lot without a lot of impact to the neighbors. McIntyre agrees.

Motion was made by McIntyre, supported by Bergeron, to approve the proposed variance request for a rear yard variance of 14 ft. to the road side for 8329 JeNeBe Dr. No front yard variance is required. All members voting yes. Motion carried.

Planning Commission Report – ZA Brown noted the commission will meet on March 19, 2019 to review a proposed 184 unit storage facility just west of Tefft Ave. on M-57 on property that is zoned commercial.

Township Board Report – McIntyre reported the Township approved the new budget for the fiscal year 2019-2020 and discussion was held on road improvements proposed for the future.

Adjournment – Meeting adjourned @ 7:35 pm by a motion made by Bergeron, supported by Simon. Motion carried.

Respectfully submitted,

Colleen Brown

Colleen Brown, Recording Secretary
& Zoning Administrator