

**Courtland Township
Zoning Board of Appeals
Wed., July 12, 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 Alternate, Toby Koenig. Excused for Absence is Pastoor. Al Rau has resigned from the ZBA effective 7/10/17. Attendance of others is attached.

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 – June 14, 2017 Motion made by McIntyre, supported by Mojzuk, to approve the June 14, 2017 meeting minutes as presented. All members voting yes, Motion carried.

Public Comment: None

Variance Request – Dawn Geers/Scott Kenyon, Builder, 8925 Je Ne Be 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, Scott Kenyon, Builder was present to note request. He stated this is a non-conforming lot with existing deck and steps that need replacing. Then will keep them in the exact same footprint but make it structurally safe and better esthetically with the improvement. There is no real obstruction of anyone's view more than what is already there. The steps are three ft. wide in the exact same location. The decking towards the water is starting to fall in in some areas. It is about 20 – 30 years old.

Discussion was held on the steps actually going over the boundary line and how they are extremely close to the lot line even though they are extremely old and were grandfathered clause in. They will have good hand railing and solid steps now. The neighbors are ok with the existing location.

No phone calls or responses were made to the Township regarding the variance.

Public hearing was opened by Vice Chair Mojzuk. Jim & Debe Morse, 8935 Je Ne Be Dr., noted they are happy with the location as long as it stays the same. Hearing no further comments, public hearing was closed.

The five standards of review for a non-use variance were read by Vice Chair Mojzuk. Member Brown noted Standard #2 fits well as they are replacing what is existing only to make it safer and improving the site, not going above & beyond what they could do. All standards have been met.

Motion was made by McIntyre, supported by Koenig, to approve of the request for variance 8925 Je Ne Be Dr., D. Geers/S. Kenyon, Bldr. As presented to replace existing deck and steps in the same footprint. All standards of review have been met. All members voting yes. Motion carried.

Variance Request – Gordon Jendritz, 8881 Je Ne Be 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 to note this is an existing cottage he wishes to tear down and build a new residence for the site. A site plan was provided showing the existing location and the new proposed location. He is trying to make the situation better with the side yard setbacks and allow for more parking area to the road side with a new attached garage as well. There will be no overhangs. The lot is narrower on the top on the road side then at the bottom on the lake side. He is requesting a 10 ft. variance to the lake and a 2'6" variance to the road side, along with side yard setbacks as noted that will need a variance as well. The lot is exceptionally narrow.

Members felt the new house location should have been staked out better, to visualize the changes. Mr. Jendritz stated he is in the process of getting a topo survey of the property done and could have it staked at that time.

Motion was made by McIntyre, supported by Mojzuk, to table action until next month's meeting August 9, 2017 to allow time for the topo survey to be completed and for the property to be staked. All members voting yes. Motion carried

Planning Commission Report – Zoning Admin Brown noted no meeting is scheduled until Sept. 19, 2017.

Township Board Report – McIntyre reported the Clerk's office is receiving new election voting machines paid for by a grant monies and the Disc Golf course is ongoing with a completion date set of October 12, 2017.

Adjournment – Meeting adjourned @ 7:38 pm by a motion made by Mojzuk, supported by Koenig. Motion carried.

Respectfully submitted,

Colleen Brown

Colleen Brown, Recording Secretary
& Zoning Administrator