

**Courtland Township  
Zoning Board of Appeals  
Wed., Sept. 13, 2017 @ 7 PM  
Courtland Township Hall**

The regular meeting of the Courtland Township Zoning Board of Appeals was called to order by Chairman Toby Koenig @ 7:00 p.m. Members present were Brown, Mojzuk, McIntyre, Koenig and new member, Katy Nelson, who was appointed by the Township Board on Sept. 6, 2017 as the Planning Commission Rep. for the ZBA. Nate Brown is now appointed as an alternate for the ZBA for the rest of his term. Excused for Absence is Pastoor. 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 – August 9, 2017** Motion made by Mojzuk, supported by McIntyre, to approve the Aug. 9, 2017 meeting minutes as presented. All members voting yes, Motion carried.

**Public Comment:** None

**Variance Request – David & Sally Barrons, 7590 Hessler Dr., Sec. 27, Release from 5.04 District Regulations, Side Yard Setbacks**

Applicant, Mr. Barrons, explained he is requesting a non-use variance. They plan to demo the existing home and need space to expand with their family growing. They wish to build a new home that will stand basically where the old house is but just out a little further, have a walk out, main floor and top floor for additional space. The lot is 45 ft. wide, which is very narrow and does not leave a lot of room width wise. That is why they are requesting a variance. Right now they do not have a garage, only a carport. The new design will allow them to have an attached garage as well. The North side of the home needs a 2 ft. variance to allow for the overhangs from the house. The South side needs a 7 ft. variance to allow for the new garage proposed. They are within their setback requirements for the road (rear) yard and lake side (front) yard setbacks. They will actually be further from the road than existing, which is much further back than most homes in the area.

Public hearing was opened by Chairman Koenig at 7:04 p.m. Neighbor Nick Foster, 7584 Hessler Dr., was present to note support of the plan. He is much aware of the challenges of redevelopment on the lakes as he had to do it as well several years ago. The proposed will fit with the character of the area and it is what people are doing now around the lakes. Admin. Brown stated two phone calls from neighbors, Crystal Dargie, 7580 Hessler and Lois Schrottenboer, were received in support of the variance request. Hearing no further comments, public hearing was closed by Chairman Koenig @ 7:08 p.m.

Chairman Koenig read the summary of standards of review for a non-use variance. He further stated he felt the request does not change the character of the area substantially and the request is reasonable and fits well with the area. The lot is

already non-conforming and they are requesting to make the location actually more conforming than it is now. McIntyre agreed with the findings. She felt the applicants response to the five standards of review were also helpful to express the need for the variance request. Mojzuk questioned if there would be a deck on the back of the new home. Applicant explained they do have a deck proposed on the main floor and a small deck on the top floor, but the decks are within the setbacks already as noted and are not creating a need for the variance. Member Brown confirmed the applicant does own other property across the street as back lots. Applicant responded that at this time it is their intention to keep those lots left as vacant with trees and grass to be used for additional parking area for excavation/building equipment for the new house.

Motion was made by Koenig, supported by Mojzuk, to approve the variance for the North Property line of 2 ft. variance and the South property line for a 7 ft. variance, as requested which does give them some wiggle room for the placement of the new home. McIntyre asked to include the requirement of a boundary survey to be done at the time of staking so that we know the property line setbacks granted are being met. Koenig & Mojzuk agreed with the requirement. 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 Braeside Estates Development, Medical Marijuana Zoning Ordinance Amendment, and for discussion on Airbnb rentals in the Township.

**Township Board Report –** McIntyre reported the Township has a new Supervisor, Mike Krygier, and a Trustee vacancy will need to be filled now. The board approved to enter into an agreement for the purchase of the Asa Wright fishery property off 10 Mile Rd., to be purchased with \$8,500 funds from the Township and \$78,500 grant fund monies and \$3,000 in donations. Also the board approved the five lots that was platted on Hessler Dr., namely Allen Acres. Supervisor Krygier stated that the Disc Golf course will be starting construction over the next week as well. Fall clean-up is set for Sept. 15, 2017.

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

Respectfully submitted,

*Colleen Brown*

Colleen Brown, Recording Secretary  
& Zoning Administrator