

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

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

**Election of Officers:** Motion was made by McIntyre, supported by Bergeron, to nominate Toby Koenig as Chairman. Hearing no further nominations, all members voting yes. Motion carried.

Motion was made by McIntyre, supported by Bergeron, to nominate Brandon Bassett as Vice-Chairman. Hearing no further nominations, all members voting yes. Motion carried.

Meeting proceeded with Bassett as acting Chairman, with the absence of Chairman Koenig.

**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 – November 8, 2017** Motion made by McIntyre, supported by Bergeron, to approve the November 8, 2017 meeting minutes as presented. All members voting yes, Motion carried.

**Public Comment:** None

**Variance Request – Shawn Wessell, 8353 Je Ne Be Dr., Sec. 34, Deck addition, Release from 5.04 District Regulations, Front Yard Setback, Lot Coverage and Sec. 2.01 Existing Lots of Record**

Applicant, Shawn Wessell, was present to note request. He stated he purchased the property a few years ago with an existing cat walk from the main floor living area with a walkout basement below. He is proposing a new 12 ft. x 27 ft. deck with 10 ft. side yard setbacks as required. He agreed to run the steps flush with the edge of the deck and to build the stairs within the approved location as noted. He was not sure at this point how the stairs will be engineered, but he will keep them within the setback required. Also the deck is further away from the lake on the East side that will help with setback distances as well.

No comments were heard from neighbors. Neighbors in attendance were in agreeance with the proposal.

Vice -Chairman Bassett read the five standards of review summary for consideration. McIntyre visited the site and felt the standards have been met.

Members agrees the request is not anything more than what other neighbors adjacent currently have, the size of the deck is comparable and does not encumber on the neighbors view. Bassett stated the response to the five standards from the Wessell was also helpful. Members confirmed the existing cat walk is 3 ft. x 30 ft.

Motion was made by McIntyre, supported by N. Brown, to approve the application for a 13 ft. front yard variance request as presented and to grant relief from Section 5.04, District Regulations, and Section 2.01 Existing Lots of Record. All standards of review were met. No side yard setbacks variances were necessary. All member voting yes. Motion carried.

**Planning Commission Report – Z.A.** Brown stated the next meeting is scheduled for Tues., March 20, 2018 to review Site Plan Review for J & H OIL Gas Station addition.

**Township Board Report –** McIntyre reported the Township approved allocation of CDBGF, adopted Poverty Exemption Resolution and reviewed the proposed Township, Fire & Sewer Budgets for 2018-2019.

**Adjournment –** Meeting adjourned @ 7:17 pm by a motion made by McIntyre, supported by Bergeron. Motion carried.

Respectfully submitted,

*Colleen Brown*

Colleen Brown, Recording Secretary  
& Zoning Administrator