

**Courtland Township
Zoning Board of Appeals
Wed., April 10, 2019 @ 7 PM
Courtland Township Hall**

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

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 – March 13, 2019 Motion made by McIntyre, supported by Nelson, to approve the March 13, 2019 meeting minutes as presented. All members voting yes, Motion carried.

Public Comment: None

Variance Request – Michael & Kendra Havemeier/Frank Schuyten – Builder, 8420 JeNeBe Dr., Sec. 34, Release from 4.04 District Regulations, Front & Side Yard Setback, possible front yard setback & Lot Coverage

Property Owner, Mr. Havemeier and Builder, Mr. Schuyten, explained the request for the variance to allow for an attached garage to be built to the existing residence. The parcel has two front yards. They plan to build the garage to code with a firewall as required. The Havemeier's have been at their residence for four years.

Member Nelson asked if the garage would match the residence color wise. They plan to build a new roof for the house and do the new garage to match it all up. There will be decorative lighting on the garage on two corners.

Hearing no other comments from those in attendance, Chairman Bassett read the summary for the five standards of review to be considered.

Standard #1 – Met, Consistent with other properties and it is a corner lot.

Standard #2 – Met, Nelson stated it meets, Bassett stated there is no change of character to the surroundings.

Standard #3 – Met, McIntyre & Bassett agrees, moved in to existing house.

Standard #4 – Met, Simon & McIntyre agrees, shape of lot is unique.

Standard #5 – Met, Simon & Nelson agree, garage is the width of the house.

Motion was made by Simon, supported by Nelson, to approve the site plan as presented with a 7 ft. variance, the garage is to be 43 ft. from the road right of way to the North West corner of the garage as presented. All members voting yes. Motion carried.

Planning Commission Report – Meeting scheduled for April 16, 2019 for review of the Master Plan.

Township Board Report – McIntyre reported the Township approved the fertilizer company for the Township & Fire Dept. A construction board of appeals was also appointed and other misc. items.

Adjournment – Meeting adjourned @ 7:15 pm by a motion made by McIntyre, supported by Simon. Motion carried.

Respectfully submitted,

Colleen Brown

Colleen Brown, Recording Secretary
& Zoning Administrator