

**Courtland Township
Zoning Board of Appeals
Wed., May 8, 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, Bergeron, McIntyre, Simon and Alt. Brown. Excused for absence was Nelson. Attendance of others is attached.

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

Minutes – April 10, 2019 Motion made by Bergeron, supported by Simon, to approve the April 10, 2019 meeting minutes with the correction that Simon supported approval of the agenda, not Bergeron. All members voting yes, Motion carried.

Public Comment: None

**Variance Request – Mary Hite, Owner
8423 JeNeBe Dr., Sec. 34, Release from 5.04 District Regulations, Rear & Side Yard Setback, possible front yard setback & Lot Coverage & 2.01 B Existing lots of record. (Non-conforming lot)**

Applicant, Mary Hite, was present and stated she is moving the garage back, straightening up the line of construction to be parallel with the side lot line, expanding the garage size, and making the situation better. The existing garage is leaking, old and needs much repair. The increase size of the garage will allow her to have interior steps to the home, which will be much safer. The setback for the new garage will be the same to the road as the existing garage.

Neighbor, B. Engebretsen, 8431 JeNeBe Dr., supports the new garage and stated it will be a breath of fresh air.

Builder, Baumann, confirmed the height and setback for the new garage will be the same as existing garage. There will be a 9 ft. basement under the garage allowing for the 14 steps to be interior and for safety purposes.

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, The rear yard setback is being maintained.

Standard #2 – Met, Bergeron and Bassett stated there is no change of character to the surroundings. The building plan matches other properties in the area.

Standard #3 – Met, McIntyre & Bassett agrees, The need for the variance is not caused by the applicant.

Standard #4 – Met, Simon agrees, shape of lot is unique and most lake lots have similar issues.

Standard #5 – Met, Simon agrees, garage and stairs are necessary to be upgraded and application is minimal request as is.

Motion was made by Simon, supported by Bergeron, to approve the site plan as presented with a 14'3" ft. variance for the rear yard for the garage setback to the rear lot line and 6 inch side yard variance for a proposed 9' 6" setback to the side lot line to the East. All members voting yes. Motion carried.

Planning Commission Report – McIntyre reported meeting scheduled for May 21, 2019 for public hearing on a proposed 184 unit storage facility @ 5800 14 Mile Rd.

Township Board Report – McIntyre reported the Township approved a new street light at the intersection of Rocky Pines Dr. & 10 Mile for safety reasons.

Adjournment – Meeting adjourned @ 7:25 pm by a motion made by McIntyre, supported by Bergeron. Motion carried.

Respectfully submitted,

Colleen Brown

Colleen Brown, Recording Secretary
& Zoning Administrator