

Courtland Township
Zoning Board of Appeals
Wed., June 10, 2020 @ 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, Simon, Nelson and Alternate, Nathan Brown. Excused for absence was Bergeron. Attendance of others is attached.

Election of Officers: Simon nominated Bassett to continue as Chairman. Seconded by McIntyre. No other nominations were heard. Motion was made by Simon, supported by Nelson, to appoint Brandon Bassett as Chairman. Motion carried.

McIntyre nominated Simon to continue as Vice-Chairman. Seconded by Nelson. No other nominations were heard. Motion was made by McIntyre, supported by Nelson, to appoint Brandon Simon as Vice-Chairman. Motion carried.

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

Minutes – July 19, 2019 Motion made by McIntyre, supported by Nelson, to approve the July 19, 2019 meeting minutes as written. All members voting yes, Motion carried.

Public Comment: None

**Variance Request – Heath Schmid – 4820 Porter Hollow Dr., Rkfd, Sec. 18.
Release from 4.04 District Regulations, Front & Side Yard Setback**

Chairman Bassett noted the ZBA Memo with proposed setback variance of 7 ft. to the side yard and 5 ft. to the front yard. Memo placed on file. No comments were made to the Township prior to the meeting to recognize.

Applicant, Heath Schmid, was present to note request. He presented two options for consideration depending on the angle of the pole barn. He further stated with the way the house and driveway are placed on the lot, along with the area reserved for the well and septic system, there is no other location to build. The Association has already approved the proposed location as well. The West lot line butts up to a common area that is undeveloped for perpetuity, so there is no infringement upon adjacent lot owners. He wants the barn for storage and maintenance of vehicles. He currently has had for 22 years a barn on Shaner Ave. and has recently moved to Porter Hollow and wants to sell the barn on Shaner and move all of the items to the Porter Hollow location. Because his barn on Shaner is 30 ft by 40 ft. that is why he knows he needs that size of a barn to hold everything into. He is also requesting two driveways for his parcel onto Porter Hollow, one that is existing to the home and a new one for the entrance to the pole barn. The new driveway would be necessary to maneuver with ease.

Member Nelson questioned the lighting he proposed for the outside of the building. Mr. Schmid stated he would just have a light above the entrance door shining down.

Public hearing was opened by Chairman Bassett at 7:10 pm Neighbors, Chuck Gee & Maria Deahl, 4774 Porter Hollow, were present to verify request and had no objections to the proposed as long as it did not effect the water shed onto their property or near the creek that is on their property.

Chairman Bassett noted the five standards of review and asked if the proposed barn was the minimum necessary to address the practical difficulty. Mr. Schmid noted the need for the space for the contents of his existing building to fit. Any trees he is taken out will be replaced to keep privacy. McIntyre questioned if a second driveway for one parcel is allowable. It was noted he would have to obtain approval from the Kent Co. Road Commission for the second driveway.

Hearing no further comments public hearing was closed by Chairman Bassett @ 7:15 pm

Member comments: McIntyre noted the size of the barn is very large and also mentioned to be sure the measurements are to the drip edge (overhang) not the walls. Mr. Schmid stated he would have a 1 ft. overhang and had calculated that into his measurements already. The lot is flat, any drainage, he will use silt as well and will get a soil erosion permit if required. The barn is all lower than the house.

Five Standards of Review were heard as follows:

#1 – Met, all yes

#2 – Met, all yes

#3 – Met, all yes

#4 – Met, all yes

#5 – Min. Necessary? McIntyre has a problem with this one. Simon also questioned setback request alternatives verses the size of the barn proposed. Mr. Schmid stated he was trying to keep the setback from the road as most important to not infringe upon site distant for people driving as much as possible. Also, for curb appeal he suggests option #2 to be in line with the road because the address curves there. McIntyre agrees with #5 – It is unique that there is a no-disturb zone next to the parcel. Again, Nelson asked if there were any other options to build a smaller building. She agreed that for curb appeal it is nice to have the building setback as far as possible and keep the trees.

Motion was made by Simon, supported by Nelson, to approve of option @2, with a 4 ft. side yard variance in the SW corner of the building and a 5 ft. front yard variance setback to the road for the placement of the building. Also note a second driveway is subject to the Kent Co. Road Commission approval. All members voting yes. Motion carried.

Planning Commission Report: Next meeting proposed for July 21, 2020.

Township Board Report: McIntyre noted the board is expanding the walking trail around the disc golf course.

Adjournment: Motion as made by McIntyre, supported by Nelson to adjourn at 8 PM. All members voting yes. Motion carried

Respectfully submitted,

Colleen Brown

Colleen Brown, Recording Secretary
& Zoning Administrator