

**Courtland Township  
Zoning Board of Appeals  
Wed., August 12, 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, and Alternate, Nathan Brown. Excused for absence was Bergeron and Nelson. Attendance of others is attached.

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

**Minutes – June 10, 2020** Motion made by McIntyre, supported by Simon, to approve the June 10, 2020 meeting minutes as written. All members voting yes, Motion carried.

**Public Comment:** None

**Variance Request – Novakoski, 7291 Peninsula Dr., Rockford, Sec. 27, Release from 5.04 District Regulations, Front & Side Yard Setbacks, Sec. 2.04 Double frontage lot, Section 2.01B2 Existing lots of record of the Courtland Township Zoning Ordinance.**

Mr. Novakoski gave an explanation to the board stating the property has been in the family for 60 years. His Grandfather had hand built the existing cottage. They feel it is better to rebuild than to work with what they have right now. They are rotating the home a bit for better placement, while maintaining the setbacks. They are not proposing a much larger home. Currently it is 760 sq. ft. It has public sewer put in 1977. They are trying to avoid the water table and keep several mature trees.

Public Hearing was opened by Chairman Bassett @ 7:07 pm. Nate Brown asked which side of the lake will be the most used? Big Myers Lake will be used mostly. Little Myers Lake has lower lake levels. Also asking if it will be a slap or crawl space. Crawl space will be used. Neighbor Nolan Freeman, 7261 Peninsula, called to say he was ok with the request.

Public hearing was closed by Chairman Bassett @ 7:15 pm.

Brandon Simon, noted he may have a potential conflict interest because the company he works for did the survey, but it was not personally him that worked on the job. Members felt he was not in conflict of interest.

Five Standards of Review were heard as follows:

#1 – Met, all yes

#2 – Met, same size as many homes in the area. All yes

#3 – Met, will not alter the character of the neighborhood. All yes

#4 – Met, Parcel is unique size and unique location with the lake on both sides of the lot.. All yes

#5 – Met. Applicant is not asking for anything larger and the house fits on the lot very well and is in a better location allowing more space on both sides of the lake. All yes.

Motion was made by McIntyre, supported by Simon, to approve of the request for variance as written for a 10'5" rear yard variance and a 25'5" front yard variance as it meets the five standards of review. All yes. Motion carried.

**Planning Commission Report:** Next meeting proposed for Oct. 20, 2020.

**Township Board Report:** McIntyre noted the board approved the Rezoning's to Commercial for correcting the zoning map and approved the update to the zoning ordinance for the fine art & crafts to be added to the Home Occupation definition to allow it to be held in an accessory building if the zoning permits. The board is also reviewing charging property owners that are on the sewer line for their grinder pumps, which was tabled for further review.

**Adjournment:** Motion as made by McIntyre, supported by Simon, to adjourn at 7:28 PM. All members voting yes. Motion carried

Respectfully submitted,

*Colleen Brown*

Colleen Brown, Recording Secretary  
& Zoning Administrator