

Courtland Township

Zoning Board of Appeals

Wed, January 11, 2023 @ 7:00 PM

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 Brandon Bassett, Brandon Simon, Larry Pfeifer, Michele Mojzuk, Charles Porter. Members absent: -none

Nominations: Simon motions to have Brandon Bassett remain as the chair. Seconded by Mojzuk. All in favor. Hearing no other nominations, Motion carried.

Porter makes a motion to nominate Brandon Simon vice chair. Seconded by Pfeifer. All in favor. Hearing no other nominations, Motion carried.

Porter makes a motion to nominate Brandon Simon as secretary. Seconded by Mojzuk. All in favor. Hearing no other nominations, Motion carried.

Minutes: Motion to approve by Mojzuk. Seconded by Pfeifer, to approve Nov. 9, 2022 minutes as presented. All in favor. Motion carried.

Public Comment: Public comments at 7:04 pm. There were no public comments. No written letters or phone calls received for public comment.

Variance Request – Kevin & Brandi Clark. 7450 Hessler Dr. NE, Rockford, MI Sec. 27. Variance Request: A release from Sec. 5.04 District Regulations and Section 2.01 B2 Existing lots of Record or any other applicable provisions of the Zoning Ordinance if deemed pertinent to the request.

Kevin Clark, Property owner, noted that they purchased the property in October of last year. They originally didn't notice that the overhead on the garage wasn't high enough to accommodate a full-size vehicle. They have multiple vehicles between Kevin, Brandi, and children who are driving. Kevin noted that they are holding the setback line along the NW corner and the setback created by the new structure will not be less than what was existing. They are slightly increasing the setback along Hessler Drive from ~15.2' to 16.0'. Brandi confirmed that the setback was to the building overhang.

Roger Bera called with no objections. Mark S. called with no objections. D. Siefert with no objections. No calls received in opposition of the project.

Board Member Questions: Brandon S asked if they'd talked with the neighbor to the north. Board members looked at Kent County GIS and confirmed that this was Roger Bera at 7446 Hessler who had called in with no objections.

Standards of review:

1: All yes for standard 1. Unanimous.

2: All yes for standard 2. Unanimous.

3: All yes for standard 3. Unanimous.

4: All yes for standard 4. Unanimous.

5: All yes for standard 5. Unanimous.

Brandon Simon makes a motion to approve an 8 ft side yard setback resulting in a 2' foot variance. This variance would be measured to the building overhang and per the approved site plan.

Seconded by Pfeifer.

All yes. Motion approved.

Planning Commission Report: PC is having a meeting next week. Open house for the updated master plan from 6-8pm. Township has received over 300 survey responses. PC did recently approve Rowland rezoning to Commercial for 6 acres on 14 Mile Rd. and there is another rezoning coming in Feb on the corner of 13 mile and Northland Dr from R-R to Commercial.

Township Board Report: Building permits for new homes had little change from last year. Down slightly from last year. Township approved a 5-year parks and rec master plan. They received 200 plus survey responses on that. Township is considering a new rest-room facility near the pickleball courts. Township received bids for sewer cleanouts around the lake.

Adjournment: Pfeifer makes a motion to adjourn. Supported by Mojzuk. All in favor. Motion carried.

Respectfully submitted, Brandon Simon, Secretary