

Courtland Township

Zoning Board of Appeals

Wed, February 7, 2024 @ 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, Larry Pfeifer, Charles Porter, Michele Mojzuk, and Jason Rourke, Alt. Member absent: Brandon Simon.

Election of Officers: Chairman – Motion to nominate Brandon Bassett as Chairman by Pfeifer, second by Mojzuk. Hearing no other nominations and all members voting yes. Motion carries.

Vice-Chairman – Motion to nominate Larry Pfeifer by Porter, second by Mojzuk. Pfeifer declined the nomination. Motion by Mojzuk, seconded by Pfeifer, to nominate Brandon Simon. Hearing no other nominations and all members voting yes. Motion carries.

Secretary – Motion to nominate Brandon Simon by Mojzuk, seconded by Pfeifer. Hearing no other nominations and all members voting yes. Motion carries.

Adopt Meeting Schedule for 2024: Motion made by Mojzuk, seconded by Pfeifer, to accept the meeting schedule for 2024 as presented. All approve. Motion carries.

Approval of Agenda: Rourke made a motion to approve agenda as written. Seconded by Porter. All approve. Motion carries.

Minutes: Pfeifer motion to approve minutes from Dec. 13, 2023 as written. Seconded by Rourke. All approve. Motion carries.

Public Comment: No public comment. No e-mails or phone calls.

Variance Request: Stoutjesdyk, 8622 Brower Lake Dr., NE Rockford MI 49341, Sec. 34. Addn. to Deck, upgrade existing deck, with new roof design built to cover the deck area. Existing stairs to be removed and shed to be removed. Variance request: A release from Sec. 5.04 District Regulations and sections 2.01 B.2 Existing Lots of Record and any other applicable provisions of the Zoning Ordinance if deemed pertinent to the request.

Applicant provided pictures of existing deck and proposed design for upgrade of decking for a total of 12' x 40' deck and two gable portions of roof designed to be over deck area at each end. He is looking to give more eye appeal from the lake for the front yard area. The roof is also old and needs to be replaced so he thought now would be a good time to make the improvements and have a better view and eye appeal to the lakeside.

Public hearing was opened by Chairman Bassett @ 7:20 pm Neighbor, Bill Dykstra, 8618 Brower Lake Rd., was present. He stated when the house was built it would be 8 ft. closer to the lake and the deck is 12' closer towards the lake at that time. He has a much smaller house, with the exact same size lot. He wants to be able to have a variance also down the road if the variance is granted today. He would

prefer that the deck is never to be screened in or enclosed that would affect his view of the lake. Stoutjesdyk stated he is only redoing the railings that will have less visual blockage and add a portion of the deck, put on new siding for the house, and the new roof, which will only improve the eye appeal and create a better view with not as much structure to obstruct from the view of the lake. He is not going to be any closer to the lake than existing. All overhangs will be inside the house footprint. Chairman Bassett noted each application is considered on its own merit, but he would be welcome to apply. Public hearing was closed by Bassett @ 7:27 pm

Standards of review were discussed:

1. All agree. Improvement is reasonable and consistent with the area. Trying to keep the view more appealing from the lake. Improvements need to be made as maintenance is necessary.
2. All agree. No substantial detriment to adjacent properties identified.
3. All agree. Practical difficulty is not a result of any action of the applicant.
4. All agree. Property has exceptional narrowness and unique conditions. Not going any closer to the lake than existing. Only other option is to keep within the Zoning Ordinance as required.
5. All agree. Variance requested is minimum necessary to address the difficulty. Members feel the request is conservative.

Rourke makes a motion to approve the request with a 19 ft. variance for the front yard to the water's edge with a setback of 21 ft. from the water's edge for the decking which is not any closer to the lake than existing. Also approve a 5'9" side yard setback variance as requested for the North side to maintain the same setback of the existing house. An addition to the existing deck being 12' x 24' with new roofing as shown on the design is approved with two conditions: 1) To not enclose the sides of the decking and 2) to remove the shed and existing stairs from the deck as part of the variance request. All members voting yes. Motion carries.

Planning Commission Report: Colleen noted that master plan draft is adopted by the Planning Commission and recommended to the Township Board for review for 63 days as required and open to public for review.

Township Board Report: Porter noted that the parks committee is continuing to work on the soccer fields to the East of the baseball diamond. Getting new microphones set up for township hall meeting room. Kle Mac Farms PUD was adopted for 75 sites on 150 acres on Courtland Dr.

Adjournment: Pfeifer motion to adjourn. Mojzuk seconded. All in favor. Meeting adjourned at 7:48 pm

Respectfully submitted,

Colleen Brown, Recording Secretary

On behalf of Brandon Simon, Secretary