

Courtland Township

Zoning Board of Appeals

Wed, Nov 9, 2022 @ 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, Michele Mojzuk, Brandon Simon, Charles Porter.

Approval of Agenda: Mojzuk motion to approve the agenda as written. Pfeifer seconded. All in favor. Motion carried.

Minutes: Mojzuk motion to approve June 8, 2022 meeting minutes as presented. Pfeifer seconded. All in favor. Motion carried.

Public comments: no public comments. No e-mails.

Variance Request: Marilyn & Gary Burkhart, 8517 Je Ne Be Dr. NE Rockford, MI, Sec 34.

Public hearing opened by Chairman Bassett @ 7:04 PM

Doug Baumann present representing Marilyn & Gary Burkhart. Doug notes that the Burkharts are hoping to build a retirement home. The house needs a setback variance towards the road but meets all the requirements on the side yards and lake side. Doug notes that this variance and house location meets the fit and feel of the neighborhood as most of the neighbors along the road have similar setbacks.

Colleen notes that she did not receive any comments via phone or e-mail. Public hearing closed @ 7:07 pm.

Standards of review:

Standard 1: Mojzuk no, Simon yes in that this is consistent with the other properties in the area, Bassett yes. Mojzuk agreed. Porter notes that meeting the side yard is unusual and it's reasonable that they are not requesting more than needed. Vote was all yes.

Standard 2: All yes. Customary for the area

Standard 3: All yes.

Standard 4: All yes. Noted because exceptional narrowness of size of lot.

Standard 5: All yes.

Simon makes a motion to approve a 13.5 ft variance resulting in a 2.7 ft rear yard setback from the road right of way to the building overhang.

All in favor. Motion carries.

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Planning Commission Report: Planning Commission is working on the Master Plan update process. They are going to send out a survey with all the December tax bills to ask public for master plan input. Discussion about changing the zoning from RR to commercial on the parcel just east of J&H on Northland and 57.

Township Board Report: Township authorized financial institutions for investments for Grand Riverbank and Consumers Credit Union. Paid Rogue River partners their annual membership fee. Approved additional shrubs around disc golf port-a-potty. Repealed the animal control ordinance as it's not covered by Kent County sheriff's department. Adopted a new definition for a front yard lot line.

Adjournment: At 7:30pm Mojzuk. Seconded Pfeifer. All in favor. Motion carried.

Respectfully submitted,

Brandon Simon, Secretary