

**CLAY TOWNSHIP ZONING BOARD OF APPEALS
MINUTES OF MARCH 15, 2007
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Continue: 2007-003

Antkowiak: Could the home be moved forward? Appellate: Standard lot size is 65' wide; this lot is 62' wide and plan could be altered.

Makuch: There is no practical difficulty. ZBA was not presented with complete information. Suggested to pull home forward toward the road eliminating 6'5" variance.

Public Participation:

In favor: Jeff Harris, Lot #138 Bluebill.

Opposed: No comment.

Close Public Participation.

Motion by Makuch, supported by Antkowiak to approve request for 2007-003, lot #143 Bluebill (7257) and grant 1' side yard variance with practical difficulty being overall lot width 62'. Deny 6'5" rear yard request and applicant agreed to move house forward. (ZBA will allow 1' side yard variance).

AYES: All. NAYES: None. MOTION CARRIED.

6. Member Comments

Diss: Sign off sheet is a new form and the appellate no longer needs to sign but requires each board member to sign.

6A. Discussion of new ordinance.

A public hearing was held at the Planning Commission regarding the new ordinance.

Makuch: Suggested to read and review the new ordinance and submit written comments to Antkowiak.

Antkowiak: Planning Commission meets the 4th Wednesday.

There was a lengthy discussion by ZBA board.

Antkowiak: New ordinance will be recommended to Clay Township Board for approval.

Makuch: How is an enclosed boathouse worded? Antkowiak: Rather vaguely but designated as special land use.

Diss: Are there any other areas such as Colony and Anchor Bay Dr.? Kras: Yes, discussion. There are exceptions such as primary waterways and secondary waterways.

Nelson: Keep open and obscure 45-degree angle.

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Shirkey: Why is there another district added? Antkowiak: R1L. (Planning ahead). Suggested to make ZBA a part of Planning Commission agenda for the 4th Wednesday meeting.

7. Public Comment

None.

8. Adjournment

Moved by Makuch, supported by Diss, to adjourn at 8:05 p.m.

AYES: All. NAYES: None. MOTION CARRIED.

Respectfully submitted,

Dolores M. Nelson
Recording Secretary