

ISABELLA COUNTY
ZONING BOARD OF APPEALS

January 18, 2017

A Regular Meeting of the Isabella County Zoning Board of Appeals was held on January 18, 2017 in Room 320 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Jim Wynes, Brent Duffett, Tom Riley, Marilyn Fosburg,
Phillip Vogel

MEMBERS ABSENT: None

SUPPORT STAFF PRESENT: Tim Nieporte, Directory
Kim Kennedy, Recording Secretary
Ray Johnson, Planner/Zoning Administrator

The meeting was called to order by the Chair at 9:00 a.m.

The Pledge of Allegiance was recited by the Commission.

APPROVAL OF AGENDA

A motion was made by Mr. Duffett supported by Mrs. Fosburg to approve the agenda.

Yes: Jim Wynes, Brent Duffett, Tom Riley, Marilyn Fosburg, Phillip Vogel

No: None

Motion carried.

ELECTION OF OFFICERS/ORGANIZATIONAL MEETING

a. Election of Officers

Mr. Wynes opened nominations for Chairperson, Vice-Chairperson, and Secretary.

Mrs. Fosburg nominated the slate officers as Jim Wynes for Chairperson, Marilyn Fosburg for Vice-Chairperson, and Brent Duffett for Secretary, second by Mr. Duffett.

Mr. Wynes called for other nominations, hearing none, Mr. Wynes called for other nominations, hearing none, and Mr. Wynes called for other nominations. With no other nominations heard, nominations were closed.

Mr. Wynes called for a vote.

Yes: Phillip Vogel, Jim Wynes, Tom Riley, Marilyn Fosburg, Brent Duffett
No: None.

Motion Carried

b. Establish Meeting Day, Time, Place

A motion was made by Mrs. Fosburg supported by Mr. Duffett to set the time and date for regular meeting as, on the third Wednesday of each month at 9:00 a.m. in room 225 of the Isabella County Building.

Mr. Wynes called for a vote.

Yes: Jim Wynes, Brent Duffett, Tom Riley, Marilyn Fosburg, Phillip Vogel
No: None.

Motion Carried

Mr. Wynes presented the proposed calendar for the 2017 Zoning Board of Appeals meetings. These dates being the 3rd Wednesday of the month at 9:00 a.m. in room 225 of the Isabella County Building.

PREVIOUS MINUTES

Minutes from the October 2016 regular meeting were circulated to the Commission prior to the meeting for their review.

A motion was made by Mr. Duffett and supported by Mr. Riley to approve the minutes as presented.

Yes: Jim Wynes, Brent Duffett, Tom Riley, Marilyn Fosburg, Phillip Vogel

No: None

Motion carried.

PUBLIC COMMENT - None

NEW BUSINESS

Variance #16-11 – Edward Pappas – Vernon Township

Mr. Johnson informed the Board that an application was filed in December by Edward Pappas and included a site plan, photos of the property and written justification for the variance

application. The applicant is requesting a variance to allow for a newly created parcel be 6.5 acres in size where a maximum size of 3 acres is allowed.

Mr. Johnson explained from the site plan Mr. Pappas desires to split the home and outbuildings from the adjoining farm field to create a 6.5 acre parcel. Section 5.06 B. limits the size of a newly created parcel to be 3 acres in area when comprised of 75% or more of the identified major agricultural soils. Mr. Pappas' property is comprised of 77% identified major agricultural soils, thus the need to obtain a variance to split the property as desired.

Tim Beebe spoke on behalf for Mr. Pappas. Stating the driveway location is placed in its current location for safety reasons which are caused by the overpass.

Mr. Nieporte asked if the property west of the parcel was wet.

Mr. Pappas stated yes the run off from the overpass contributes to wetness.

Public Hearing Opened 9:11 am
Public Hearing Closed 9:11 pm

A motion was made by Mr. Duffett seconded by Mrs. Fosburg to approve Variance Number 16-11 (VAR#16-11) which was submitted by Edward Pappas for a newly created parcel to be 6.5 acres in size where a maximum of 3 acres is permitted for this parcel in the Restrictive Agricultural (AG-1) District. The approval is based upon the following that it meets the criteria stated in section 14.04 C of the Isabella County Zoning ordinance.

Mr. Wynes called for a roll call vote.

Tom Riley: Yes
Brent Duffett: Yes
Marilyn Fosburg: Yes
Jim Wynes: Yes
Phillip Vogel: Yes

No: None

Motion Carried

STAFF COMMENTS – Mr. Nieporte informed the board that there will be new applications for Variance, Interpretation and Appeals.

APPEALS BOARD MEMBER COMMENTS – None

ADJOURNMENT

A motion was made by Mr. Riley supported by Mrs. Vogel to adjourn the meeting at 9:15 am.

A handwritten signature in black ink, appearing to read 'Brent Duffet', is written over a horizontal line.

Brent Duffet, Secretary
Kim Kennedy, Recording Secretary