

ISABELLA COUNTY
ZONING BOARD OF APPEALS

April 19, 2017

A Regular Meeting of the Isabella County Zoning Board of Appeals was held on April 19, 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 Mr. Riley to approve the agenda.

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

Motion carried.

PREVIOUS MINUTES

Minutes from the February 15, 2017 regular meeting were circulated to the Board prior to the meeting for their review.

A motion was made by Mrs. Fosburg 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 heard.

NEW BUSINESS

VAR#17-02 Twin Creeks LLC- Sherman Township

Mr. Johnson informed the board an application was filed by Sidney Smith on March 23, 2017 which included a site plan, written justification, supplemental materials and a copy of the deed to the property. The proposed location is in the northwest corner of the property. Pursuant to the documents provided by the applicant, there is a county road right of way for N. Guy Rd. that runs the length of the west side of the property

The applicant is requesting a variance to construct an accessory building with a front yard setback of 20 ft where 50 ft is required.

As pointed out in the attached justification, there is a drop in topography immediately to the east of the proposed location preventing the applicant from siting the building farther to the east in order to meet the required setback.

Mr. Johnson stated that after review of the application it appears to be complete and the site in question appears to meet all other setbacks and lot coverage requirements of the district.

Steven Smith representing Sidney Smith his father, stated that this land has been used as a hunting camp. The access off Guy Rd had become an issue so they obtained an easement off of Wyman Rd. The property have a topography issue to the East of where they want to put the building issue and that is the reason for the variance request.

Public Hearing opened at 9:09 a.m.

Mr. Richard Schmidt representing Sherman Township Board stated that the township reviewed this application and have no objection to the request.

Closed Public Hearing 9:10 a.m.

During board discussion Mr. Duffett noted that because the undeveloped portion of N. Guy Rd. doesn't extend beyond the ½ mile on this property the development at 20 ft would not be detrimental to adjacent property.

A motion was made by Mr. Duffett seconded by Mrs. Fosburg to approve Variance Number 17-02 which was submitted by Sidney Smith requesting a variance to construct an accessory building with a front yard setback of 20 ft where 50 ft is required based on review and all of the criteria in Section 14.04 C have been met.

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 – none

APPEALS BOARD MEMBER COMMENTS – Mr. Vogel stated that the Advanced Variance training that was held recently at the County was very informational and helpful

ADJOURNMENT

Meeting was adjourn at 9:15 am.

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

Brent Duffett, Secretary
Kim Kennedy, Recording Secretary