

ISABELLA COUNTY  
ZONING BOARD OF APPEALS

May 30, 2018

A Regular Meeting of the Isabella County Zoning Board of Appeals was held on May 30, 2018 in Room 320 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

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

MEMBERS ABSENT: None

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

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

The Pledge of Allegiance was recited by the Board.

APPROVAL OF AGENDA

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

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

Motion carried.

PREVIOUS MINUTES

Minutes from the May 2018 regular meeting were circulated to the Board prior to the meeting for their review.

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

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

Motion carried.

PUBLIC COMMENT – None

**VAR#18-04** – Randy and Leslie Zawada - Gilmore Township

Mr. Johnson informed the board that an application was received in early May from Randy and Leslie Zawada. The applicant is requesting a variance to construct a new garage with a front yard setback of 2.5 ft where 25 ft is required. The property is located at 4871 Bayou Dr on the south west side of Littlefield Lake along one of the two canals.

Mr. Johnson state that the applicant is proposing to construct a 44 x 44 ft garage and it will be attached to the home by a 12 x 27 ft addition to the home. There is an existing concrete approach pad to the garage approximately 30 – 32 feet in length so a vehicle backing out of the new garage will have clear vision in both directions prior to entering the Bayou Dr. Roadway.

Mrs. Zawada was present and presented a petition signed by area neighbors in favor of the variance request.

Mrs. Zawada stated that they just want to reconstruct the garage and attach it to the home. She thanked the board for accommodating her with the special meeting.

Public Hearing opened at 9:08 a.m.

Closed Public Hearing 9:08 a.m.

Mr. Duffett asked if setbacks include the overhang of a building.

Mr. Johnson said yes.

Mrs. Fosburg asked if the east side meet setbacks.

Mr. Johnson said yes.

Mr. Duffett reviewed the criteria in Section 14.04 of the ordinance citing the applicant's narrative included with the application.

A motion was made by Mr. Duffett supported by Mrs. Fosburg to approve Variance Number 18-04 (VAR#18-04) which was submitted by Randy and Leslie Zawada for a front yard setback of 2.5 ft where 25 ft is required for this parcel in the Lakes Area Residential District (L-R) with the stipulation the applicant receive a soil erosion and sedimentation control permit. Based on the review of the criteria in Section 14.04 of the Isabella county Zoning Ordinance and that the applicant has demonstrated they are meeting this criteria.

Mr. Wynes called for a roll call vote.

Yes: Jim Wynes

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

Motion carried.

STAFF COMMENTS – Mr. Johnson informed the board that there will be a meeting next month.

APPEALS BOARD MEMBER COMMENTS – Mrs. Fosburg stated that it was nice that the new cell tower by Littlefield Lake was completed.

ADJOURNMENT

Meeting was adjourn at 9:13 am.



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Brent Duffett, Secretary  
Kim Kennedy, Recording Secretary