

ISABELLA COUNTY
ZONING BOARD OF APPEALS

September 20, 2017

A Regular Meeting of the Isabella County Zoning Board of Appeals was held on September 20, 2017 in Room 225 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: 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. 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 August 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. Vogel 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

VAR#17-07 Roger Meyers – Nottawa Township

Mr. Johnson stated that an application was received by Roger Meyers at the end of July is requesting a variance to construct a dwelling addition with a rear yard setback of 24 ft where 35 ft is required and a side yard setback of 6 ft where 8 ft is required. The property is located on W. Jordan Rd. on the south side of Coldwater Lake. A narrative providing an explanation of the criteria in Section 14.04 of the Isabella County Zoning ordinance for this variance request was included with the application.

Mr. Johnson informed the board that the applicant states this home was purchased with an existing 3 seasons room (lakeside) which has a foundation in disrepair. The applicant would like to reconstruct the 3 seasons room on a new foundation the exact same distance from the lake and the exact same dimensions as the existing 3 seasons room (shaded on the site plan). Currently the 3 seasons room is the same distance from the lake as the homes on the neighboring properties so the lake view would not be further obstructed from the neighbor's perspective.

Mr. Johnson explained that there is also an existing mechanical room on the west side of the home. The proposed expansion of the mechanical room would not be any closer to the property line than the current mechanical room. The applicant has also offered to install gutters on this mechanical room so as not to shed water onto adjacent property.

Public Hearing opened at 9:05 a.m.

Closed Public Hearing 9:05 a.m.

Board discussion too place

Mr. Duffett noted that the request appeared to meet all the requirements of Section 14.04 of the ordinance. He noted this was a narrow lakes lot, the room is in disrepair and not going to be any closer to the lake. He noted the addition is well screened on the west side and not detrimental to the adjacent property and that the applicant did not create the need for the for the variance because he bought the property with the existing home.

A motion was made by Mr. Duffett seconded by Mr. Riley to approve Variance Number 17-07 which was submitted by Roger Meyers to construct a dwelling addition with a rear yard setback of 24 ft where 35 ft is required and a side yard setback of 6 ft where 8 ft is required for this parcel in the Lakes Area Residential (L-R) district. Finding that the request meets all the requirements of Section 14.04 of the ordinance.

Mr. Wynes called for a roll call vote.

Tom Riley: Yes

Phillip Vogel: Yes

Brent Duffett: Yes
Marilyn Fosburg: Yes
Jim Wynes: Yes

Motion Carried

STAFF COMMENTS – None

APPEALS BOARD MEMBER COMMENTS – None

ADJOURNMENT

Meeting was adjourn at 9:09 am.



Brent Duffett, Secretary
Kim Kennedy, Recording Secretary