

ISABELLA COUNTY  
ZONING BOARD OF APPEALS

November 15, 2017

A Regular Meeting of the Isabella County Zoning Board of Appeals was held on November 15, 2017 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

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

MEMBERS ABSENT: Brent Duffett

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. Vogel supported by Mrs. Fosburg to approve the agenda.

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

No: None

Motion carried.

PREVIOUS MINUTES

Minutes from the September 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, Tom Riley, Marilyn Fosburg, Phillip Vogel

No: None

Motion carried.

PUBLIC COMMENT - None

NEW BUSINESS

**VAR#17-08 Mary Welsh – Nottawa Township**

Mr. Johnson informed the board that an application was received from Mary Welsh in early October. The applicant is requesting a variance to re-construct a dwelling with a front yard setback of 32 ft where 50 ft is required. The property is located just southeast of Beal City on N. Vandecar Rd. between W. Jordan Rd. and W Beal City Rd. It included a site plan, several pictures of the farmstead, letters from neighbors in support of the request, and narrative providing an explanation of the criteria in Section 14.04 of the Isabella County Zoning ordinance.

Mr. Johnson stated that the applicant is desiring to rebuild the home in nearly the same location as the previous home which was destroyed by a fire following a lightning strike. The farmstead is over 100 years old and the family is attempting to rebuild the home in as close to the original location as possible with the intent of keeping the overall characteristic of the surrounding farmsteads.

Mary Welsh informed the board of the families desire to keep the homestead close to the same location and save the outer buildings.

Public Hearing opened at 9:09 a.m.

Closed Public Hearing 9:09 a.m.

Board discussion too place

A motion was made by Mr. Vogel supported by Mr. Riley to approve Variance Number 17-08 which was submitted by Mary Welsh to construct a dwelling with a front yard setback of 32 ft where 50 ft is required for this parcel in the Restrictive Agricultural (AG-1) district with the stipulation the applicant provide a copy of an evaluation on the well from the central Michigan district health department.

Mr. Wynes called for a roll call vote.

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

Motion Carried

STAFF COMMENTS – Mr. Johnson reminded members to bring their zoning ordinance books next month for updates. Mr. Johnson also reminded the board members that if their terms were up in December to file an application if they choose to renew their seat.

APPEALS BOARD MEMBER COMMENTS – None

ADJOURNMENT

Meeting was adjourn at 9:13 am.



Brent Duffet, Secretary  
Kim Kennedy, Recording Secretary