

ISABELLA COUNTY
ZONING BOARD OF APPEALS

December 19, 2018

A Regular Meeting of the Isabella County Zoning Board of Appeals was held on December 19, 2018 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

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

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 Mr. Vogel to approve the agenda.

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

Motion carried.

PREVIOUS MINUTES

Minutes from the October 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. Riley by to approve the minutes as presented.

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

Motion carried.

PUBLIC COMMENT – None

VAR#18-10 – Lincoln Township

Mr. Johnson explained that an applicant submitted by Jason Auman is requesting a variance for a 31 ft front yard setback where 50 ft is required. The property is on Abraham Rd. just off of S. Crawford Rd. in Lincoln Township.

Mr. Johnson explained that Mr. Auman has submitted the variance request for a front yard setback reduction so that he can construct a home on the property. As pointed out in the attached justification, the existing unusually narrow parcel is 100 feet deep in the Agricultural district. Maintaining the front and rear yard setbacks required for this district would only allow for 15 feet to construct a home.

The proposal shows Mr. Auman would meet the side yard setbacks to the north and to the south of the proposed home. Mr. Auman also states this is not detrimental to the surrounding neighborhood because the proposed home is located on a dead end street which receives very little traffic. The proposal also shows 41 feet of driveway until a vehicle would be backing into the road right of way. As stated in the justification, this leaves ample room for multiple vehicles to park without encroaching into the right of way.

Jason Auman informed that he would like to build a home and has found the narrowest home plan he could.

Public comment opened 9:07 am

David Mosque current owner of the parcel gave history of the development of the surrounding parcels.

Public comment closed 9:13am

The Board discussed section 14.04 C of the ordinance

A motion was made by Mr. Duffett supported by Mrs. Fosburg to approve Variance Number 18-10 (VAR#18-10) as submitted by Jason Auman for a front yard setback of 31 ft where 50 ft is required for this parcel in the Restrictive Agricultural Buffer District (AG-1). Based upon the discussion of Section 14.04 C.

Mr. Wynes called for a roll call vote.

Tom Riley: Yes
Marilyn Fosburg: Yes
Jim Wynes: Yes
Philip Vogel – Yes
Brent Duffett - Yes

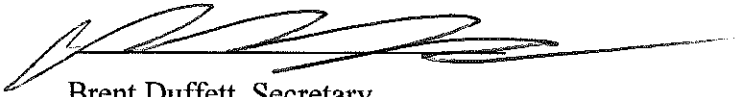
Motion passed.

STAFF COMMENTS – Mr. Johnson informed board that the deadline for January is noon on December 19th due to the holiday. At this time January's meeting will be the organizational meeting.

APPEALS BOARD MEMBER COMMENTS – none

ADJOURNMENT

Motion to adjourn the meeting by Mr. Vogel supported by Mr. Riley. The meeting was adjourn 9:20 am.

A handwritten signature in black ink, appearing to read 'Brent Duffett', with a long horizontal flourish extending to the right.

Brent Duffett, Secretary
Kim Kennedy, Recording Secretary