

ISABELLA COUNTY
ZONING BOARD OF APPEALS

March 20, 2019

A Regular Meeting of the Isabella County Zoning Board of Appeals was held on March 20, 2019 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 Mrs. Fosburg supported by Mr. Duffett to approve the agenda.

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

Motion carried.

PUBLIC COMMENT – None

VAR#19-03 – Gilmore Township

Mr. Johnson explained that an application submitted by Amy and Larry Mason requesting a variance for an existing building to have a side yard setback of 2 ft where 10 ft is required for a Lakes Area Residential parcel. The property is on is on W Stevenson Lake Rd. on a canal of Littlefield Lake.

Mr. Johnson stated that in September 2018 a zoning permit application for an addition to an existing dwelling was submitted by a contractor on behalf of the Masons. The proposed addition is a 60 ft addition to the attached garage. Later in the year, staff was contacted by a lender who produced a survey of the property showing the addition to be at 2 ft, not the 5 ft that was previously approved.

Staff would note the addition is not appreciably closer to the east property line than the existing garage. Mr. Johnson also reported that if the board is going to make an approval, staff would recommend a stipulation that eve troughs be installed so as not to shed water on the adjacent property. Mr. Johnson also stated that this addition is not building beyond the existing building footprint and getting no closer to the rear lot line than the existing building.

Mr. Johnson also reported that a letter from the neighbor to the east had been submitted in favor of the variance request.

Mrs. Fosburg stated that during her visit to the site that construction was still taking place.

Mr. Johnson reported that there other remodeling taking place on the home.

Amy Mason addressed the board stating this variance request came about after their lender did a survey of the property and discovered the distance to be only 2 ft off the property line. She stated that there is no change in the distance to the property line that it has been in the location since it was constructed in the 70's. She also informed the board the work being done was the main home remodel and that the bank stopped work on the garage until the variance was approved.

Public comment opened: 9:13 am

Public comment closed: 9:13 am

Board discussion took place and reviewed section 14.04 C of the ordinance. The Board found the applicant had demonstrated that they were meeting all of the conditions in 14.04 C.

A motion was made by Mr. Duffett supported by Mr. Riley to approve Variance Number 19-03 (VAR#19-03) as submitted by Amy and Larry Mason for a side yard setback of 2 ft where 10 ft is required for this parcel in the Lakes Area Residential (L-R) district with the stipulation the applicant install eve troughs on the proposed addition so as not to shed additional water on the neighboring property.

Mr. Wynes called for a roll call vote.

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

Motion carried.

STAFF COMMENTS – None

APPEALS BOARD MEMBER COMMENTS – None

ADJOURNMENT

A motion was made by Mrs. Fosburg and supported Mr. Riley by to adjourn the meeting.

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

No: None

Motion carried.

Meeting was adjourn at 9:09 am.

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

Brent Duffett, Secretary
Kim Kennedy, Recording Secretary