

ISABELLA COUNTY
ZONING BOARD OF APPEALS

December 18, 2019

A Regular Meeting of the Isabella County Zoning Board of Appeals was held on December 18, 2019 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

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

MEMBERS ABSENT: Phillip Vogel

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. Duffett to approve the agenda.

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

Motion carried.

PREVIOUS MINUTES

Minutes from the September 18, 2019 regular meeting were circulated to the Board prior to the meeting for their review.

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

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

Motion carried.

PUBLIC COMMENT – None

VAR#19-07 – Nottawa Township

Mr. Johnson explained that an application was submitted by Rosemary Hoag requesting a variance for a side yard setback of 2.6 ft where 10 ft is required and a rear yard setback of 32 ft where 35 ft is required. The property is on the southwest shore of Coldwater Lake 5734 Lake Shore Dr.

Mr. Johnson stated that the applicant Ms. Hoag is proposing to construct a roof over an existing 10' x 32' deck. She has indicated to staff that the deck will remain unenclosed so as not to obstruct the lakeside view of neighboring properties. Ms. Hoag indicates in her narrative that other properties have similar roofed decks and that the proposed construction would be no closer to the neighboring properties than what has been in place since the home and deck was originally constructed.

If the Board is going to make an approval on this request, staff would recommend conditioning the approval on the following:

1. The applicant shall install eve troughs on the addition and shall not shed additional runoff onto neighboring properties.

Rosemary Hoag stated that the roof will be similar to neighbors and will not block view and they would install eves.

Open public hearing 9: 09 a.m.

Deborah Predmesky questioned the side yard setback.

Mr. Johnson clarified the 2.6 ft side yard setback.

Closed public hearing 9:11 a.m.

Board discussion took place and reviewed section 14.04 C of the ordinance.

A motion was made by Mrs. Fosburg supported by Mr. Duffett to approve Variance Number 19-07 (VAR#19-07) as submitted by Rosemary Hoag for a side yard setback of 2.6 ft where 10 ft is required and a rear yard setback of 32 ft where 35 ft is required for this parcel in the Lakes Area Residential (L/R) district having meet all conations of section 14.04c of the ordinance and conditioned upon the following

1. The applicant shall install eve troughs on the addition and shall not shed additional runoff onto neighboring properties.

Mr. Wynes called for a roll call vote.

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

Motion carried.

STAFF COMMENTS – Staff thanked Ms. Fosburg for her years of service to Isabella County on this board and others.

APPEALS BOARD MEMBER COMMENTS – Mrs. Fosburg stated she enjoyed her years of service and thanked the board.

ADJOURNMENT

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

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

Motion carried.

Meeting was adjourned at 9:17 am.

A handwritten signature in blue ink, appearing to read 'T Riley', is written over a horizontal line.

Secretary

Thomas Riley