

ISABELLA COUNTY
ZONING BOARD OF APPEALS

September 18, 2019

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

MEMBERS PRESENT: Jim Wynes, Phillip Vogel, Tom Riley

MEMBERS ABSENT: Marilyn Fosburg, 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 Mr. Riley to approve the agenda.

Yes: Jim Wynes, Phillip Vogel, Tom Riley

No: None

Motion carried.

PREVIOUS MINUTES

Minutes from the August 21, 2019 regular meeting were circulated to the Board prior to the meeting for their review.

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

Yes: Jim Wynes, Phillip Vogel, Tom Riley

No: None

Motion carried.

PUBLIC COMMENT – None

VAR#19-06 – Isabella Township

Mr. Johnson explained that an application was submitted by Jeff Bean on behalf of Gordon and Stella Rydman Trust requesting a variance for a newly created parcel to have a minimum width of 90 ft where 165 ft is required.

Mr. Johnson stated that the applicant submitted justification that the division would not be detrimental to adjacent properties. The applicant also addresses the unique nature of this property being split by a drain and a drain easement which has been in place prior to the Rydman's purchasing the property. The applicant also stated that no development is planned for this parcel.

Open public hearing 9:05 a.m.

Closed public hearing 9:05 a.m.

Mr. Riley asked if this would be a developable lot.

Mr. Johnson stated that there would be enough space to meet setbacks for a building at the minimum width required for this district however the applicant indicated there were no plans for development at this time.

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

A motion was made by Mr. Vogel to deny Variance Number 19-06 (VAR#19-06) as submitted by Jeff Bean on behalf of Gordon and Stella Rydman for a newly created parcel to have a minimum width of 90 ft where 165 ft is required in the Restrictive Agricultural (AG-1) district citing the narrowness of the proposed lot and odd size would be detrimental to adjacent property.

Motion died due to lack of support.

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. Riley supported by Mr. Vogel to approve Variance Number 19-06 (VAR#19-06) as submitted by Jeff Bean on behalf of Gordon and Stella Rydman for a newly created parcel to have a minimum width of 90 ft where 165 ft is required in the Restrictive Agricultural (AG-1) district based on criteria in Section 14.04 C review.

Mr. Wynes called for a roll call vote.

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

Motion carried.

STAFF COMMENTS – None

APPEALS BOARD MEMBER COMMENTS – None

ADJOURNMENT

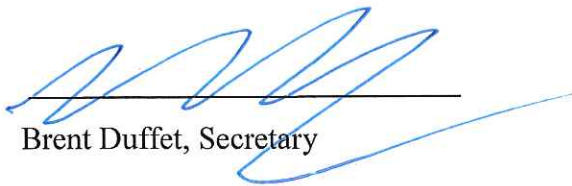
A motion was made by Mr. Vogel and supported Mr. Riley by to adjourn the meeting.

Yes: Jim Wynes, Phillip Vogel, Tom Riley

No: None

Motion carried.

Meeting was adjourn at 9:17 am.



Brent Duffet, Secretary