

ISABELLA COUNTY
ZONING BOARD OF APPEALS

February 17, 2021

An Electronic Meeting of the Isabella County Zoning Board of Appeals was held on February 17, 2021 via Zoom.

MEMBERS PRESENT: Jim Wynes, Phillip Vogel, Tom Riley, Brett Duffett, Tom Kromer

MEMBERS ABSENT: None

SUPPORT STAFF PRESENT: Tim Nieporte, Community Development Director
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.

Mr. Wynes requested the Recording Secretary perform the roll call.

Mr. Wynes, present, Deerfield Township MI
Mr. Vogel, present, Rosebush, MI
Mr. Duffett, present, Clare, MI
Mr. Riley, present, Shepherd, MI
Mr. Kromer, present, Deerfield Township, MI

APPROVAL OF AGENDA

A motion was made by Mr. Kromer supported by Mr. Riley to approve the agenda.

Mr. Wynes called for a vote.

Yes: Tom Kromer
Yes: Tom Riley
Yes: Brent Duffett
Yes: Phillip Vogel
Yes: Jim Wynes

No: None.

Motion Carried

PREVIOUS MINUTES

Minutes from the January 20, 2021 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. Duffett to approve the minutes as presented.

Mr. Wynes called for a vote.

Yes: Brent Duffett
Yes: Jim Wynes,
Yes: Phillip Vogel
Yes: Tom Kromer
Yes: Tom Riley

No: None.

Motion Carried

PUBLIC COMMENT – None

VAR#21-01 Dale and Jane Armstrong Nottawa Township

Mr. Johnson informed the Board that an application was received from Dale and Jane Armstrong requesting a variance to allow for a rear yard setback of 23 ft 8 in where 35 ft is required. He stated that the property is 5636 Lake Shore Dr. located at Coldwater Lake and is a waterfront lot. The application included a site plan and comments on the review criteria in Section 14.04 C of the ordinance.

Mr. Johnson stated that Mr. Armstrong is proposing to install a roof over an existing deck which extends 12 ft from the existing home. He also stated that the roof line of the proposed will be 12 inches closer to the lake than the existing deck.

Mr. Johnson noted that the property is unique in that it is adjacent to a deeded-access boat launch to the west. He stated that proposed is an un-enclosed roof over the deck so the addition will not obstruct the view of the lake from the neighbor to the east. Mr. Johnson indicated the request is similar to others the Zoning Board of Appeals has recently approved. All other required setbacks are being met for this property. Mr. Johnson presented two letters of support received from neighboring residents, one of which is the neighbor directly to the east.

Mr. Johnson stated that staff would recommend that if an approval is going to be made, a stipulation be included to prevent additional runoff from the roof onto neighboring properties.

1. The applicant shall install eaves troughs on the roof so as not to shed water on

neighboring properties.

Mr. Wynes invited the applicant to address the Board.

Mr. Armstrong stated they are improving the home and would be provide shade. He stated it would be similar distance from the lake as neighboring properties.

Mr. Wynes opened the public hearing to public comment at 9:11 a.m.

The meeting Host stated that there were no public in attendance.

Mr. Wynes closed the public hearing to public comment at 9:11 a.m.

Mr. Wynes called for Board Discussion.

Mr. Kromer stated that he visited the site and there would be no sight issues and was in support of the Board granting this request.

Mr. Wynes called for a motion and a second.

Mr. Riley made a motion to approve Variance Number 20-07 (VAR#20-07) based on review of sec 14.04 C and the applicant meeting all requirements.

The approval is conditioned upon the following:

1. The applicant shall install eaves troughs on the roof so as not to shed water on neighboring properties.

Mr. Riley indicated his motion to support is based on the uniqueness of the property, the proposed not being detriment to the surrounding properties and that all other criteria in Section 14.04 C was being met.

The motion was supported by Mr. Kromer.

Mr. Wynes called for a vote.

Mr. Riley – Yes

Mr. Vogel – Yes

Mr. Kromer – Yes

Mr. Wynes– Yes

Mr. Duffett – Yes

STAFF COMMENTS – None

ZONING BOARD OF APPEALS MEMBER COMMENTS – None

ADJOURNMENT

Mr. Wynes adjourned meeting at 9:16 am.

Tom Riley, Secretary
Kim Kennedy, Recording Secretary

UNAPPROVED