

ISABELLA COUNTY
ZONING BOARD OF APPEALS

April 19, 2023

A Regular Meeting of the Isabella County Zoning Board of Appeals was held on April 19, 2023 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

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

MEMBERS ABSENT: Tom Kromer

SUPPORT STAFF PRESENT: Ray Johnson, Planner/Zoning Administrator
Amanda Trimble, Support Staff

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

Mr. Wynes called for an approval of the Agenda.

A motion was made by Mr. Duffett supported by Mr. Vogel to approve the agenda.

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

No: None

Motion carried.

PREVIOUS MINUTES

Minutes from the March 15, 2023 regular meeting were circulated to the Board prior to the meeting for their review.

Mr. Wynes called for an approval of the March 15, 2023 regular meeting minutes.

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

Mr. Wynes called for a vote.

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

Non: None

Motion Carried

PUBLIC COMMENT – Opened at 9:01 a.m., Closed at 9:01 a.m.

VAR #23-03 Rydman - Isabella Township

Mr. Johnson reviewed his staff report regarding the variance request. He indicated the request is for a rear yard setback of 12 feet where 35 ft is required for the construction of a 32 ft x 48 ft pole barn.

Mr. Johnson indicated that staff reviewed other homes on similarly sized lots along E Vernon Rd., and found that Mr. Rydman's home was constructed farther from the road than any other home he compared it to.

The Chair invited the applicant to speak.

Ms. Sam Mogg reviewed the justification submitted with the application.

Mr. Dan Rydman indicated had he built the home he would have placed the septic and drain field in a different location so that there was more room for a pole barn to meet the required setbacks.

Mr. Vogel asked if the driveway was shared with the farmer behind their property.

Mr. Rydman indicated it was. He also stated they approached the farmer to purchase more land so they could meet setbacks but were unsuccessful.

The Chair opened public comment at 9:07 a.m., closed at 9:07 a.m.

The Chair called for Board discussion.

Mr. Duffett indicated the narrative demonstrated the practical difficulty.

Mr. Vogel agreed there was no other location for the construction.

Hearing no further discussion, the Chair called for a motion.

A motion was made by Mr. Vogel to approve Variance Number 23-03 (VAR#23-03) as submitted by Daniel Rydman for a rear yard setback of 12 feet where 35 ft is required for this parcel in the Restrictive Agricultural (AG-I) district.

Mr. Vogel indicated the approval is based upon the fact that the applicant has demonstrated they have met the zoning ordinance criteria in Section 14.04 C.

The motion was supported by Mr. Riley.

Mr. Wynes called for a roll call vote.

Mr. Vogel: Yes

Mr. Riley: Yes

Mr. Duffett: Yes

Mr. Wynes: Yes

Motion carried.

STAFF COMMENTS – None

APPEALS BOARD MEMBER COMMENTS – None

ADJOURNMENT

Mr. Wynes adjourned the meeting at 9:09 a.m.

A handwritten signature in black ink, appearing to read "T. Riley", is positioned above a horizontal line.

Tom Riley, Secretary

Ray Johnson, Recording Secretary