

ISABELLA COUNTY
ZONING BOARD OF APPEALS

July 19, 2023

A Regular Meeting of the Isabella County Zoning Board of Appeals was held on July 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, Tom Kromer

MEMBERS ABSENT: Brent Duffett

SUPPORT STAFF PRESENT: Ray Johnson, Planner/Zoning Administrator

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. Vogel supported by Mr. Riley to approve the agenda.

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

No: None

Motion carried.

PREVIOUS MINUTES

Minutes from the April 19, 2023 regular meeting were circulated to the Board prior to the meeting for their review.

Mr. Wynes called for an approval of the April 19, 2023 regular meeting minutes.

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

Mr. Wynes called for a vote.

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

No: None

Motion Carried

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

VAR #23-04 Rowe - Gilmore Township

Mr. Johnson reviewed his staff report regarding the variance request. He indicated the request is for a rear yard setback of 26 feet 1 inch where 35 ft is required for the construction of a 12 x 20-foot enclosed sunroom on the existing deck

Mr. Johnson indicated that staff reviewed neighboring homes to the north and south and indicated that in staff's opinion the lake view would not be obstructed by the new construction. He also stated the home and deck were purchased in their current location by the applicant in 2018.

The Chair invited the applicant to speak.

Mr. Corey Field, Four Seasons Remodeling LLC, reviewed the justification submitted with the application.

The Chair opened public comment at 9:05 a.m., closed at 9:05 a.m.

The Chair called for Board discussion.

Mr. Vogel indicated he agrees the applicant has met the review criteria in Section 14.04 C of the ordinance.

Mr. Kromer agreed the sunroom would not be detrimental to the surrounding properties.

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

A motion was made by Mr. Kromer to approve Variance Number 23-04 (VAR#23-04) as submitted by Four Seasons Remodeling LLC on behalf of Dave Rowe for a rear yard setback of 26 feet 1 inch where 35 feet is required for this parcel in the Lakes Area Residential (L-R) district.

The motion was supported by Mr. Riley.

Mr. Wynes called for a roll call vote.

Mr. Kromer: Yes

Mr. Vogel: Yes

Mr. Riley: Yes

Mr. Wynes: Yes

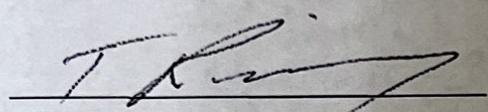
Motion carried.

STAFF COMMENTS – None

APPEALS BOARD MEMBER COMMENTS – None

ADJOURNMENT

Mr. Wynes adjourned the meeting at 9:08 a.m.



Tom Riley, Secretary
Ray Johnson, Recording Secretary