

ISABELLA COUNTY
ZONING BOARD OF APPEALS

May 15, 2024

A Regular Meeting of the Isabella County Zoning Board of Appeals was held on May 15, 2024 at the Commission on Aging Building, 2200 South Lincoln Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Jim Wynes, Tom Riley, Tom Kromer, Brent Duffett

MEMBERS ABSENT: Philip Vogel

SUPPORT STAFF PRESENT: Ray Johnson, Planner/GIS Analyst
Mackenzie Rahl, Administrative Assistant, 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

Mr. Wynes called for an approval of the agenda.

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

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

No: None

Motion carried.

PREVIOUS MINUTES

Minutes from the April 17, 2024 regular meeting were circulated to the Board prior to the meeting for their review.

Mr. Wynes called for an approval of the April 17, 2024 meeting minutes.

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

Mr. Wynes called for a vote.

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

Non: None

Motion Carried

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

Variance #24-02 – Randy Judge – Lincoln Township

Mr. Johnson reviewed his staff report regarding the variance request. He indicated the request is for a garage to be demolished and rebuild on a one-acre parcel. He detailed the request is for an 8 ft side yard setback where 20 ft is required and a 25 ft rear yard setback where 35 ft is required. Mr. Johnson stated that Mr. Judge had a survey of the property done. Mr. Johnson reviewed a map that shows the neighboring properties that had written letters of support for Mr. Judge including additional letters received prior to the meeting.

The Chair invited the applicant to speak.

Mr. Judge thanked the Board for their time. He reviewed letters submitted and his discussion with his neighbors. Mr. Judge gave a brief history of the property. He also stated that the property was split in the 1970's and the building was also built during that time before he owned the property.

The Chair opened public comment at 9:12 a.m.

Chair closed the public comment period at 9:12 a.m.

The Chair called for Board discussion.

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

A motion was made by Mr. Kromer to approve Variance Number 24-02 (VAR#24-02) as submitted by Randy Judge for an 8-foot side yard setback where 20 feet is required and a 25-foot rear yard setback where 35 feet is required for this parcel in the General Agricultural (AG-2). Mr. Kromer indicated the approval is based upon the applicant meeting the criteria in Section 14.04 of the ordinance.

The motion was supported by Mr. Riley.

Mr. Wynes called for a roll call vote.

Mr. Kromer: Yes

Mr. Riley: Yes

Mr. Duffett: Yes

Mr. Wynes: Yes

Motion carried 4-0.

STAFF COMMENTS – Mr. Johnson indicated if there will not be a meeting in June. The meeting in June is canceled because of the Juneteenth holiday and the County offices will be closed.

APPEALS BOARD MEMBER COMMENTS – None

ADJOURNMENT

Mr. Wynes adjourned the meeting at 9:14 a.m.

Brent Duffett, Secretary
Mackenzie Rahl, Administrative Assistant, Recording Secretary

UNAPPROVED