

**ISABELLA COUNTY
ZONING BOARD OF APPEALS
Application for Variance**

APPLICANT INFORMATION:

Name Robert Sabisch - Gilmore Township - Owner/Agent/Other (Circle One)

Address 1998 W. Stevenson Lake Rd., Farwell, MI 48622

PROPERTY OWNER INFORMATION: (if different from applicant)

Name _____

Address

Phone _____ Fax _____

PROPERTY INFORMATION:

Address/Location 1998 W. Stevenson Lake Rd. Farwell, MI

Tax I.D. Number 08-014-30-004-01

Zoning District AB-2 Township Gilmore Section 14

Directions to property Mission Rd North to Stevenson Lake Rd west to Property North side of Stevenson Lake Rd at Vandecar Rd

ATTACHMENTS: Please submit the following items with the application.

A Site Plan showing the following: Dimensions of property, location of roads, easements and driveways. The location and dimension of any existing buildings and/or structures; any unique natural features such as lakes, rivers, streams, wetlands, steep slopes. The location and dimensions of proposed building(s) and/or structures.

A copy of the deed and accurate [legal] description of property.

The applicant must demonstrate evidence of a practical difficulty and demonstrate that **ALL** conditions in Section 14.04 (C) (1-5) are met (see reverse).

Nature of request: Gilmore Township is asking to be able to construct
an addition to the North of the current Gilmore Township Hall
Robert Stribich 3-18-25
Signature of Applicant

Optional: I hereby grant permission for members of the Isabella County Zoning Board of Appeals and Zoning Administrator to enter the above-described property for the purposes of gathering information related to this application.

application. Robert L. Sart 3-18-25
Signature of Applicant Date

File #PVAC 25-002

File # 14104-30
Received by AG

OFFICE USE ONLY
Fee \$350.00
Check Number 9775

Date Received 3-21-25
Receipt Number 15218

SECTION 14.04 VARIANCE REQUESTS AND PROCEDURES *(08-07 Eff. July 20, 2008)*

C. Filing Procedures. A written application for a non-use variance must be submitted to the zoning official and accompanied by a fee. A non-use variance may be allowed by the Zoning Board of Appeals only in cases where the applicant provides evidence of practical difficulty in the official record of the hearing and demonstrates that all of the following conditions are met:

1. That there are exceptional or extraordinary circumstances or conditions applying to the property that do not apply generally to other properties in the same zoning district. Exceptional or extraordinary circumstances or conditions may include:
 - (a) Exceptional narrowness, shallowness or shape of a specific property on the effective date of this Article or amendment.
 - (b) By reason of exceptional topographic or environmental conditions or other extraordinary situation on the land, building or structure.
 - (c) By reason of the use or development of the property immediately adjoining the property in question.
2. That the variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same Zoning District and in the vicinity. The possibility that compliance with this Ordinance may prove to be more expensive or otherwise inconvenient shall not be part of the consideration of the Zoning Board of Appeals.
3. The variance will not be detrimental to adjacent property and the surrounding neighborhood.
4. The variance will not materially impair the intent and purpose of this Ordinance or the provision from which the variance is requested.
5. That the immediate practical difficulty causing the need for the variance request was not created by the applicant.

**Isabella County
County Board of Appeals
Application for Variance**

1. Circumstances exist that did not allow Gilmore Township to add additional building space to its current Town Hall Building outside of 50 Ft from the 33 Ft ROW along with additional parking needed.
2. An engineer was hired and construction bids accepted in the process to construct a new Town Hall and Parking Lot that would meet all compliance with this Ordinance, However the cost that was discussed to the township was too much money and would leave the township with lots of debt.
3. Allowing for Variance will not be detrimental to other property adjacent and surrounding. Space and existing trees and brush will be left intentionally as to not disturb at property lines.
4. At no time will this Variance impair the intent and or purpose of this Ordinance. We are a Township Hall with the intent for Township businesses serving our community.
5. The first discussions of construction of more square footage needed and more parking off the roadway started during 2020 of Covid and elections. There is a real need of more space to continue to offer services to our residents and meeting new demands. Along with some needed improvements to our building.

Thank You

Robert D. Sabisch- Gilmore Township Supervisor

Natural Slope of
fall in elevation
is to NE

167

Sand soil

Existing Brush and Trees to be left in place

N 89°59'37" N 258.71

topsoil
to be
seeded

卷之三

VANDECAR BOARD

1

3

1

Possibly a Town Hall addition in the future

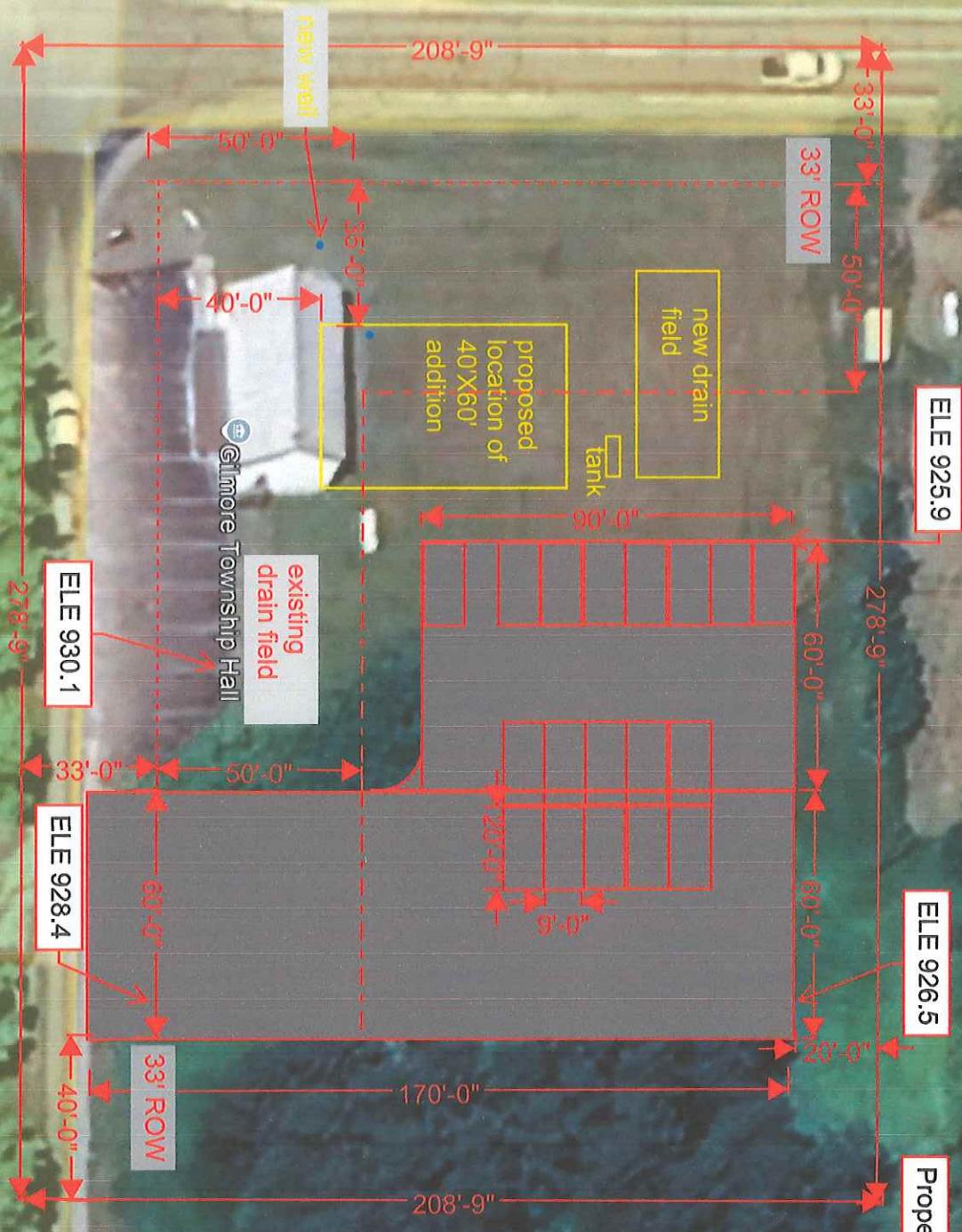
258.71'
S 89° 59' 37" E 2639.71'
STEVENSON LAKE ROAD
24 WINE PUBLIC ROAD

SW CORNER, SECTION 14,
THIRDSW. GILMORE TOWNSHIP,
ISABELLA COUNTY, MICHIGAN
WITNESSES: FOUND ISABELLA COUNTY REMON IN MON. BO.
STATE, 27.30 SW CORNER OF TOWNSHIP HALL
50074 64 29 FACE OF RIGHT OF WAY MARKER
167'W 64 84 EDNAT IN SW 1/4 OF 15' CEDAR
5417W 50 93 EDNAT IN NO FACE OF POWER POLE

W 1/4 CORNER SECTION 14,
T 18N R 2W, GRANGE TOWNSHIP,
ISABELLA COUNTY, MICHIGAN
WITNESSES FOUND ISABELLA COUNTY REMONSTRANT PAW
NOV 28 1918 TADWIN FACE OF 20 COTTONWOOD
RD, 01 82 SWATTE AT BASE OF 3' WATER WELL
8771, 00 82 TADWIN FACE OF 8' ASH
SOIL, 51 58 TADWIN FACE OF 100' MICHIGAN
SOIL, 51 58 TADWIN FACE OF 100' MICHIGAN

Untitled Map

Write a description for your map.



Legend

Gilmore Township Hall



CERTIFICATE OF SURVEY

SECTION 14, T. 16N.-R. 5W., GILMORE TOWNSHIP, ISABELLA COUNTY, MI

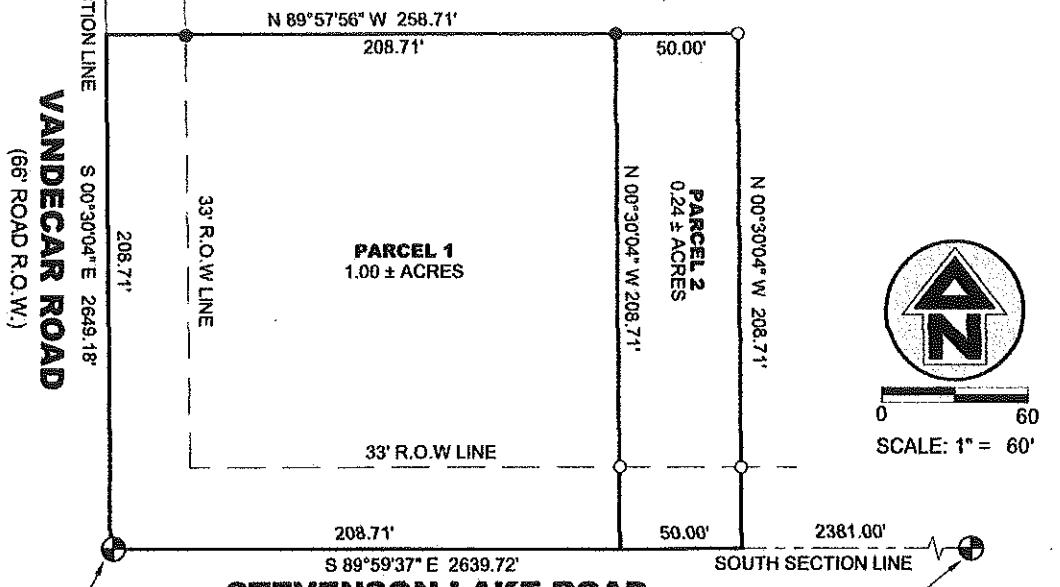
I, Timothy L. Lapham, hereby certify to Gilmore Township that on January 18, 2023 I surveyed the land described herein; the relative positional precision of each corner in the survey is less than 0.15 feet plus 1 part per 5000; and, the requirements of Section 3 of PA 132 of 1970, as amended, have been met.

Property Description: See Sheet 2 of 2

WEST 1/4 CORNER, SECTION 14
T16N-R5W, GILMORE TOWNSHIP
ISABELLA COUNTY, MICHIGAN

ISABELLA COUNTY, MICHIGAN
WITNESSES: FOUND ISABELLA COUNTY REMON IN MON BOX
EAST 30.12' FD N&T IN N FACE CORNER POST
S35°W 67.74' FD N&T IN SE FACE 12' SCOTCH PINE
N80°W 40.34' FD N&T IN S. FACE 12' SCOTCH PINE
N40°W 52.65' FD N&T IN NE FACE 12' ASH

NOTE:
THE PARCEL DIVISION, AS SHOWN AND PROPOSED, IS
TO BE ACQUIRED BY THE ADJOINER AS A PROPERTY
LINE ADJUSTMENT AND IS SUBJECT TO MUNICIPAL
APPROVAL PURSUANT TO THE LAND DIVISION ACT, P.A.
591 OF 1996, AS AMENDED.



STEVENSON LAKE ROAD

SOUTHWEST CORNER, SECTION 14 (66' ROAD R.O.W.)
T16N-R5W, GILMORE TOWNSHIP
ISABELLA COUNTY, MICHIGAN
WITNESSES: FOUND ISABELLA COUNTY REMON IN
MON BOX
N58°E 77.30' SW CONRER OF TOWNSHIP HALL
S60°E 64.29' FACE OF RIGHT OF WAY MARKER
N67°W 64.84' FD N&T IN SW FACE 15' CEDAR
S43°W 50.93' FD N&T IN NW FACE OF POWER POLE

SOUTH 1/4 CORNER, SECTION 14
T16N-R5W, GILMORE TOWNSHIP
ISABELLA COUNTY, MICHIGAN
WITNESSES: FOUND ISABELLA COUNTY REMON IN
MON BOX
N05°W 86.78' FD N&T IN W. FACE OF 20"
COTTONWOOD
N51°E 91.62' SW FACE AT BASE OF 3' WATER WELL
S71°E 98.53' FD TAG IN NE FACE OF 8' ASH
S02°E 51.95' FD TAG IN E. FACE OF POWER POLE

LEGEND:

Q = SET 1/2" x 18" RE-BOD (P.S. CAPPED)

• = FOUND CAPPED IRON

BEARINGS WERE ESTABLISHED FROM GPS OBSERVATIONS S.P.C. MI. SOUTH



LAPHAM ASSOCIATES

515 E. Fifth Street, P.O. Box 33
Clare, Michigan 48617

Ph. (989) 386-7774
Fx. (989) 386-7152

www.laphamassoc.com
© 2023 COPYRIGHT, LAPHAM ASSOCIATES

Job No. C-230017	Sheet: 1 of 2
Timothy L. Lapham, P.S. No. 4001027595	

CERTIFICATE OF SURVEY

SECTION 14, T.16N.-R.5W., GILMORE TOWNSHIP, ISABELLA COUNTY, MI

Property Description:

Parcel 1:

Part of the Southwest One-quarter of the Southwest One-quarter, Section 14, T16N-R5W, Gilmore Township, Isabella County, State of Michigan, described as: Beginning at the Southwest Corner of Section 14; thence S89°59'37"E, along the South Line of said Section14, 208.71 feet; thence N00°30'04"W, parallel with the West Section line, 208.71 feet; thence N89°59'37"W, parallel with the South Section line, 208.71 feet to the West Section line; thence S00°30'04"E, along the West Section line, 208.71 feet back to the Point of Beginning. This property is subject to an easement for the installation and maintenance of public utilities within the right-of-way of Stevenson Lake Road and Vandecar Road. Containing 1.00 acres, more or less, and being subject to restrictions, reservations, easements, rights-of-way, zoning, governmental regulations, and matters visible, if any, upon or affecting said lands.

Parcel 2:

Part of the Southwest One-quarter of the Southwest One-quarter, Section 14, T16N-R5W, Gilmore Township, Isabella County, State of Michigan, described as: Beginning S89°59'37"E, along the South Line of said Section 14, 208.71 feet; thence S89°59'37"E, along said South Line, 50.00 feet; thence N00°30'04"W, parallel with the West Section line, 208.71 feet; thence N89°59'37"W, parallel with the South Section line, 50.00 feet; thence S00°30'04"W, parallel with the West Section line, 208.71 feet back to the Point of Beginning. This property is subject to an easement for the installation and maintenance of public utilities within the right-of-way of Stevenson Lake Road. Containing 0.24 acres, more or less, and being subject to restrictions, reservations, easements, rights-of-way, zoning, governmental regulations, and matters visible, if any, upon or affecting said lands.

Combined Parcel 1 and Parcel 2:

Part of the Southwest One-quarter of the Southwest One-quarter, Section 14, T16N-R5W, Gilmore Township, Isabella County, State of Michigan, described as: Beginning at the Southwest Corner of Section 14; thence S89°59'37"E, along the South Line of said Section14, 258.71 feet; thence N00°30'04"W, parallel with the West Section line, 208.71 feet; thence N89°59'37"W, parallel with the South Section line, 258.71 feet to the West Section line; thence S00°30'04"E, along the West Section line, 208.71 feet back to the Point of Beginning. This property is subject to an easement for the installation and maintenance of public utilities within the right-of-way of Stevenson Lake Road and Vandecar Road. Containing 1.24 acres, more or less, and being subject to restrictions, reservations, easements, rights-of-way, zoning, governmental regulations, and matters visible, if any, upon or affecting said lands.



**LAPHAM
ASSOCIATES**

515 E. Fifth Street, P.O. Box 33
Clare, Michigan 48617

ENGINEERING
PLANNING
ENVIRONMENTAL
SURVEYING

Ph. (989) 386-7774
Fx. (989) 386-7152

www.laphamassoc.com

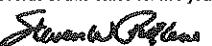
© 2023 COPYRIGHT, LAPHAM ASSOCIATES
UNAUTHORIZED COPYING IS PROHIBITED.

Job No. C-230017 Sheet: 1 of 2
Timothy L. Lapham, P.S. No. 4001027595

Date: February 27, 2023	Scale: As Noted	Drawn by: JDS
Field: JP/JPS	Checked:	Revised:

STATE OF MICHIGAN
COUNTY OF ISABELLA
I HEREBY CERTIFY that there are no tax liens or titles held by the state
or individuals on the lands described in the within instrument, and that
all taxes are paid as shown by the records of this office for five years.

KK


Treasurer of Isabella County

RECORDING - Recvd: 03/23/2023 10:49:17 AM
Document # 202300033086 WARR DEED
Isabella County, Michigan
Karen Jackson, Register of Deeds
Recorded: 03/23/2023 11:42 AM
OR LIBER 1900 PAGE 380

M STATE OF
MICHIGAN
Isabella County
03/23/2023
202300033086



REAL ESTATE
TRANSFER TAX
\$8.80 CG
\$60.00 ST
TTX# 05268
AH

WARRANTY DEED

Know all Persons by these presents: That Bryan Blackburn and Emily Blackburn, husband and wife

whose address is: 1908 W Stevenson Lake Rd, Farwell, MI 48622

conveys and Warrants to Gilmore Township

whose address is: 1998 W Stevenson Lake Rd, Farwell, MI 48622

the following described premises:

Situated in the Township of Gilmore, Isabella County, Michigan:

Part of the Southwest 1/4 of the Southwest 1/4, Section 14, T16N, R5W, described as: Beginning South 89°59'37" East, along the South line of said Section 14, 208.71 feet; thence South 89°59'37" East, along said South line, 50.00 feet; thence North 00°30'04" West, parallel with the West Section line, 208.71 feet; thence North 89°59'37" West, parallel with the South Section line, 50.00 feet; thence South 00°30'04" West, parallel with the West Section line, 208.71 feet back to the point of beginning.

For Informational Purposes: More Commonly known as: V/L W Stevenson Lake Rd, Farwell, MI, 48622

For Informational Purposes: Tax Code Number: 08-014-30-002-01 (Part of)

for the full consideration of: \$8,000.00

Subject to easements, reservations and restrictions of record.

The Grantor grants to the Grantee the right to make ~~(200)~~ divisions under section 108 of the land division act, Act No. 288 of the Public Acts of 1967.

This property may be located within the vicinity of farmland or farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Dated: 03/23/2023

RECORDED IN DEEDS

LINE 760 PAGE 217

STATE OF MICHIGAN
COUNTY OF ISABELLA
RECEIVED

RECORDED

Sep 10 3 03 PM '92

QUIT-CLAIM DEED—S83 — (Rev. 1963)
(Know Your Power) The Siegel Page, Inc., Flint, Michigan
SPACE ABOVE FOR REAL ESTATE TRANSFER STAMPTHIS INSTRUMENT, made **March 11 1992**

BETWEEN

The Township of Gilmore, Isabella County, Michigan
whose address is Supervisor, 412 W. Battle Rd., Farwell, MI. 48622and Willis J. Robison and Jean A. Robison, husband and
wife,
whose address is 1583 West Stevenson Lake Road, Farwell, Michigan 48622
Witness, That the said party of the first part, for and in consideration of \$ 5,100.00Five thousand one hundred and no/100 dollars,
to him in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, does by these presents grant,
bargain, sell, remise, release and forever QUIT-CLAIM unto the said party of the second part, and to his heirs and assigns, forever, all that
certain piece or parcel of land situated in the **Township** of**Gilmore** in **Isabella** County, and State of Michigan, and described as follows:

A parcel of land in Section 14, T 16 N, R 5 W

described as 16 rods East (E) and West (W) and 10 rods
North (N) and South (S) in the extreme Southwest (SW)
corner of the Southwest One Quarter (SW $\frac{1}{4}$) of the
Southeast One Quarter (SE $\frac{1}{4}$)Tolson L. Robison
REGISTRAR OF DEEDSThis transfer is exempt from the Michigan real estate transfer tax
pursuant to MSA 7.456(5)(H)Together with all and singular the hereditaments and appurtenances thereto belonging or in anywise appertaining: To Have and to Hold the
said premises to the said party of the second part, and to his heirs and assigns, to the sole and only proper use, benefit and behoof of the said
party of the second part, his heirs and assigns, forever.

(When applicable, pronouns and relative words shall be read as plural, feminine or neuter, respectively.)

In Witness Whereof, The said party of the first part has hereunto set his hand the day and year first above written.

Signed, Sealed and Delivered in Presence of

Audrey Henry

Allen Rawson

Jesse C. Brasington
Jesse C. Brasington, SupervisorDarlene Sammons
Darlene Sammons, ClerkRichard W. Morris
Richard W. Morris, Treasurer

STATE OF MICHIGAN,

COUNTY OF ISABELLA,

On March 11th, 1992

, before me, a Notary Public, in and for said County, personally appeared
Jesse C. Brasington, Darlene Sammons, and Richard W. Morris
to me known to be the same person described in and who executed the within instrument, who have
acknowledged the same to be their free act and deed.Jesse C. Brasington
Gilmore Township Supervisor
412 West Battle Road
Farwell, Michigan 48622Audrey Henry
Isabella County, Michigan
Notary Public
My commission expires Jan. 8, 1995

SEE FOOT NOTES ON OTHER SIDE

Clifford L. Brasington & Wife, et al
To: Township of Gilmore

With 270 PAGE 318

Recorded June 25, 1956
at 10:15 o'clock AM
LINES 270 of Deeds, Page 318

QUIT CLAIM DEED
(PHOTO STATE) SHORT FORM (No. 0931
(SAME FORM AS NO. 3 AND NO. 1011)

THE "GOOD" LINE OF LEGAL BLANKS
THE AEGEAN PRESS, FLINT, MICHIGAN

Clifford L. Brasington
Realty of Deeds

This Indenture, made the 21st day of April in the year of our Lord one thousand nine hundred and Fifty-six (1956)

BETWEEN Clifford L. Brasington and May Brasington, husband and wife, of Farwell, Michigan and John Robison and Gladys Robison, husband and wife, of Farwell, Michigan, of the first part,

and Township of Gilmore, Isabella County, Michigan
Farwell, Michigan

of the second part,

WITNESSETH, That the said part y of the first part, for and in consideration of the sum of One and no/100 (\$1.00) Dollars, to them in hand paid by the said part y of the second part, the receipt whereof is hereby confessed and acknowledged, do by these presents grant, bargain, sell, remise, release and forever QUIT-CLAIM unto the said party of the second part, and to its successors, heirs and assigns, FOREVER, all that certain pieces or parcels of land, situated in the Township of Gilmore in Isabella County, and State of Michigan, known and described as follows:

A parcel of land 16 rods East and West and 10 rods north & south in the extreme Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 14, Gilmore Township, Isabella County, Michigan.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining; To Have and to Hold the said described premises to the said part y of the second part, and to its, successors, heirs and assigns, to the sole and only proper use, benefit and behoof of the said part y of the second part, its, successors, heirs and assigns, FOREVER.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seal to the day and year first above written.

Signed, Sealed and Delivered in Presence of

Clifford L. Brasington
Clifford L. Brasington [L. S.]

May Brasington
May Brasington [L. S.]

John Robison
John Robison [L. S.]

Gladys Robison
Gladys Robison [L. S.]

STATE OF MICHIGAN, On this 21st day of April
COUNTY OF Clare }
} in the year one thousand nine hundred and fifty-six

before me, the subscriber, a Notary Public in and for said County, personally appeared

Clifford L. Brasington and May Brasington, husband and wife, & John Robison & Gladys Robison, husband and wife, described in and who executed the within instrument, and they acknowledged the same to be their free act and deed.

Bernard Schofield
BERNARD SCHOFIELD Notary Public,
Notary Public, Clare County, Michigan County, Michigan.
My Commission Expires Jan. 9, 1957

My commission expires 19

NOTE 1. WHEN CONVEYANCE IS MADE TO CORPORATION OR PARTNERSHIP, THE FOLLOWING MUST BE INSERTED, "THE SUCCESSORS" AND DRAW A LINE THROUGH THE WORD "HEIRS".

* PRINT, TYPEWRITE OR STAMP NAMES OF PERSONS EXECUTING THIS INSTRUMENT, ALSO NAMES OF THE WITNESSES AND NOTARY PUBLIC IMMEDIATELY underneath
SUCH SIGNATURES. (APPROXIMATE WORD AND CHARACTER COUNT 1621)

