

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

APPLICANT INFORMATION:

Name Larry J. Cotter II Owner/Agent/Other (Circle One)

Address 6683 N. Meridian Rd Rosedale Mi 48878

Phone 989.506-2195 Fax _____

PROPERTY OWNER INFORMATION: (if different from applicant)

Name _____

Address

Phone _____ **Fax** _____

PROPERTY INFORMATION:

Address/Location 6683 N. Meridian Rd Rosebush MI 48878

Tax I.D. Number 08-036-20-602-00

Zoning District Isabella Township Gilmore Section 036

Directions to property North on mission Rd to vernon then west to Meridian Rd go north 1/2 mile property on west side of 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: The request is for the variance to remove old garage in poor condition and replace with new construction with more sq. ft. and need property variance

Signature of Applicant

6-1-25

Date

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.

Signature of Applicant

100-1-25

Date

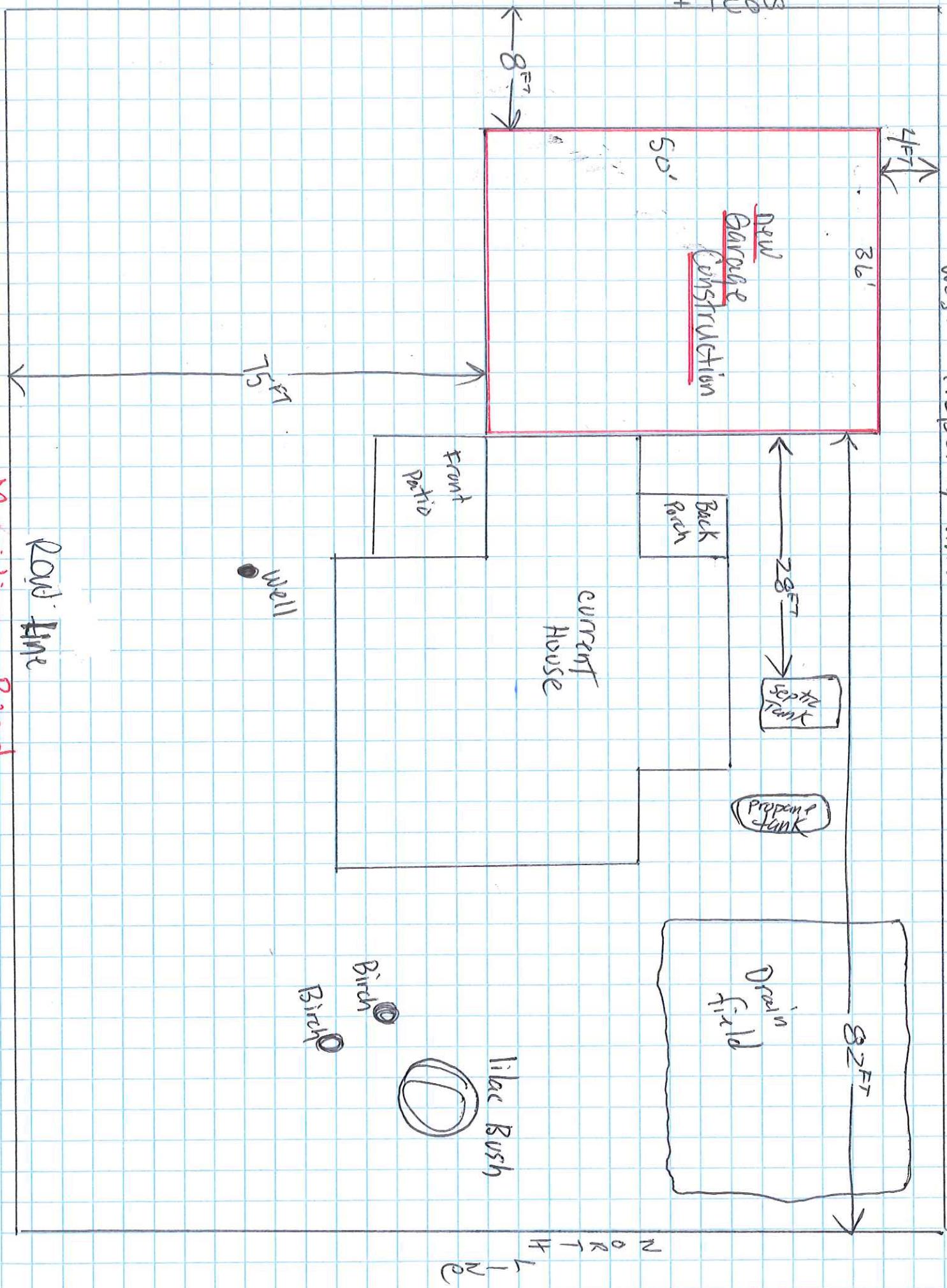
File # PA 025-03
Received by JK

OFFICE USE ONLY
Fee \$350.00
Check Number CC

Date Received 6-2-25
Receipt Number 670930
15619

West Property line

Meridian Road



Larry J. Cotter II
Paula J. Curtis-Cotter
6683 N. Meridian Rd
Rosebush, MI 48878
989-506-2195

Isabella County Zoning Board
Of Appeals
200 N. Main Street
Mt. Pleasant, MI 48858

7/1/2025

To whom it may concern,

- 1) We are applying for a non-use variance with the zoning board to be able to construct a larger garage on parcel: 08-036-20-002-00 in Gilmore Township. We live in a farm agricultural area on an exceptionally small piece of property being less than a half-acre surrounded by open farm land. With our current land circumstances it will be difficult to rebuild a garage large enough for two cars and a lawn mower without moving into the 20 foot easement.
- 2) The front of our house is already 88 foot from the center of the road and on the north side of the house there are two mature birch trees and a lilac bush that we would have to remove. We may have the same variance concerns as the south side. The drain field is located in the north-west corner of the property. So the only good location for the garage to be located remains on the south side where the existing garage is located.
- 3) There are no close neighbors to the south and no neighbors to the north of our property that would be affected by building a larger garage. The owners of the farm property support our plan to remove the old garage and build a new larger structure. The removal of the old structure and construction of the building will not negatively affect the neighborhood or properties.
- 4) The variance will not be materially impaired. The structure will be built the stated size in the stated location and not extending over any easements or property lines.
- 5) We purchased our home in the 1995 with the house and garage in the current locations. The current garage is structurally failing, built in the last 1960's. It sits below water grade and when it rains, it fills with approximately 4-6" of water. The height of the ceiling is around 7' tall and there is barely enough room for the garage door to open without interference. The cement is

cracked and allows varmint's to enter, the cement is uneven, and sits on a floating slab with a one coarse of cement blocks that are separating. The south eve of the garage has had some water rot and the ridge of the garage is saddling.

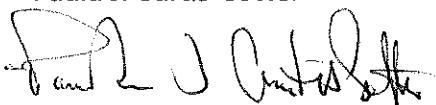
Sincerely,

Larry J. Cotter, II



And

Paula J. Curtis-Cotter



May 28, 2025

Hello Isabella County Zoning Board of Appeals,

We are Dale Schumacher and Marilee Schumacher, located in Vernon Township at 130 E. Battle Road, and are writing today to demonstrate our support of the variance application by Larry Cotter II and Paula Cotter at address 6683 N. Meridian Road in Gilmore Township.

We own nearly all the land within 300 feet of the Cotter property. The Cotter property is surrounded on three sides by vacant agricultural land owned by the Florence I. Schumacher TRUST (parcel 08-036-20-002-01), with Dale Schumacher as the sole TRUSTEE. Likewise, the vacant agricultural land directly across Meridian Road from the Cotter property is owned by us (parcel 15-031-10-001-00; Dale M & Marilee K Schumacher TRUST).

We understand Larry and Paula Cotter wanting to enhance their property with a new accessory structure to replace their obsolete garage. They discussed their plans with us, and we are aware that they are asking for variance of the setbacks for the south side yard (to eight feet from the property line) and the west rear yard (to four feet from the property line). We support their request as it will not interfere with the continuation of farming our adjacent land, especially since we have always provided a buffer of untilled land near those property lines.

We are grateful to have had the Cotter family as neighbors to our home and farming operation for 30 years now. This letter serves as our acknowledgement and support of the non-use variance application by Larry and Paula Cotter, having provided it to them to be included with their application. Further, Dale Schumacher plans to attend the Isabella County Zoning Board of Appeals regular meeting on July 16 to further assist with answering any questions from the board as applicable during the public hearing.

Sincerely,

Dale M. Schumacher 5-28-25
Dale M. Schumacher DATE
Sole trustee of the Florence I Schumacher Trust
Co-trustee of the Dale M & Marilee K Schumacher Trust

Marilee K. Schumacher 5-28-25
Marilee K. Schumacher DATE
Co-trustee of the Dale M & Marilee K Schumacher Trust

James Strauss
Aleasa Kailing
N. Meridian Rd
Rosebush, MI 48878

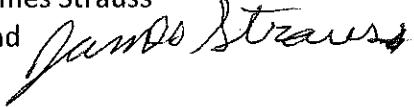
Isabella County Zoning Board
Of Appeals
200 N. Main Street
Mt. Pleasant, MI 48858

June 1, 2025

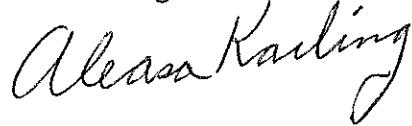
To whom it may concern

I, Jim Strauss and I, Aleasa Kailing have no concerns with the property variances that Larry and Paula Cotter are requesting to reconstruct a new garage across the road from our home.

Sincerely,

James Strauss
and 

Aleasa Kailing



The Grantor(s) James J. Reihl and Brandy D. Reihl, formerly known as Brandy D. Bice, husband and wife, 6615 N Meridian Road, Rosebush, MI 48878, whose address is convey(s) and warrant(s) to Larry J. Cotter, II, and Paula J. Cotter, husband and wife,

whose address is 2068 1/2 N Winn Road, Mt Pleasant, MI 48858,

the following described premises situated in the Township of Gilmore, County of Isabella and State of Michigan:

Commencing 910 feet North of the East 1/4 corner of Section 36, T16N, R5W, thence West 165 feet, North 130 feet, East 165 feet, South 130 feet to the point of beginning.

for the sum of Thirty-five Thousand Five Hundred Dollars (\$35,500.00)

subject to easements and building and use restrictions of record XXXXXXXXX.

Dated this 5th day of June, 19 95

Signed in presence of:

* Cindy G. Holt
John G. Benford
* John G. Benford

Signed by:

* James J. Reihl

* Brandy D. Reihl, f/k/a
Brandy D. Bice

MICHIGAN REAL ESTATE TRANSFER TAX
DEPT of TAXATION \$ 305.30
ISABELLA COUNTY, MI
034981 6 JUN 1995 \$ 39.05 C
00007057 \$ 266.25 S

STATE OF MICHIGAN, }
COUNTY OF Isabella } SS.

The foregoing instrument was acknowledged before me this 5th day of June 19 95, by James J. Reihl and Brandy D. Reihl, formerly known as Brandy D. Bice, husband and wife.

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 written instrument, and that all
taxes are paid as shown by the records of this
office for five years.

Steven W. Visschers
Treasurer of Isabella County

* John G. Benford
Notary Public
Michigan
My commission expires: December 3, 1995

Isabella County

the following described premises situated in the **Township**
of **Gilmore**, County of **Isabella**
and State of Michigan:

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subject to easements and building and use restrictions of record ~~XXXXXXXXXXXXXX~~.

Dated this **5th** day of **June**, **19 95**

Signed in presence of:

* Cindy G. Holt

* John G. Benford

Signed by:

* James J. Reihl

* Brandy D. Reihl, f/k/a
Brandy D. Bice

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Steve W. Miller
Treasurer of Isabella County

* John G. Benford
Notary Public
Michigan

My commission expires: December 3, 1995

County Treasurer's Certificate

City Treasurer's Certificate

When Recorded Return To:

(Name)

(Street Address)

(City and State)

Send Subsequent Tax Bills To:

Larry J. Cotter, II
Paula J. Cotter
6615 N Meridian Road
Rosebush, MI 48878

Drafted By:

James T. Stein, Attorney

Business Address:
117 S University
Mt Pleasant, MI 48858
(517) 772-4894

Tax Parcel #

Recording Fee

Transfer Tax

* TYPE OR PRINT NAMES UNDER SIGNATURES.