

ISABELLA COUNTY
ZONING BOARD OF APPEALS

October 14, 2026

A Regular Meeting of the Isabella County Zoning Board of Appeals was held on October 14, 2026 at the Commission on Aging Building, 2200 South Lincoln Street, Mt. Pleasant, Michigan.

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

MEMBERS ABSENT: None

SUPPORT STAFF PRESENT: Ray Johnson, Planner/GIS Analyst
Mackenzie Perkins, 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 a motion to approve the amended agenda.

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

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

No: None

Motion carried.

PREVIOUS MINUTES

Minutes from the July 22, 2026 meeting were circulated to the Board prior to the meeting for their review.

Mr. Wynes called for a motion to approve the minutes from July 22, 2026 meeting minutes.

A motion was made by Mr. Vogel supported by Mr. Kromer to approve the minutes.

Mr. Wynes called for a vote.

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

No: None

Motion Carried

PUBLIC COMMENT – Opened at 9:02 a.m., Closed at 9:02 a.m.

Variance #26-04 – Shirely – Nottawa Township

Mr. Johnson reviewed his staff report regarding the variance request made by Ron and John Shirely. He stated that the applicants are requesting variances from the minimum lot area and minimum lot width requirements of the Lakes Area Residential (L-R) District to create a parcel with 10,164 square feet where 15,000 square feet is required and having a width of 75.59 feet where 80 feet is required.

Mr. Johnson informed the Board that the proposed land division would cause proposed Parcel 2 to not meet the minimum 15,000 square foot area requirement in an L-R District. He also stated that Parcel 2 would not meet the minimum width requirement of 80 feet.

Mr. Johnson stated that the applicant indicated the proposed land division creates a parcel with the lakeside property that has sufficient area of the current septic system. Mr. Johnson let the Board know that the applicant noted that many lots on Coldwater Lake are much smaller than the proposed. Mr. Johnson also stated that the applicant at this time has expressed no change in use of the property. He also stated that if the applicant has any future change of use they must comply with applicable requirements of the Zoning Ordinance.

Mr. Johnson informed the Board that two (2) buildings will overlap on the proposed land division between Parcel 1 and Parcel 2. Mr. Johnson states that the site plan specifically notes that the two (2) structures are to either be demolished or relocated to comply with the setback requirements of the L-R District.

Mr. Johnson stated after reviewing the application that it appears to meet all Zoning Ordinance requirements with the following recommended condition.

1. The existing garage and shed that overlaps the proposed property line shall be demolished or moved prior to final approval of the land division.

The Chair invited the applicant to speak.

Pete Lorenz stated that he is representing the Shirely's. He also stated that Ray covered all the points he was going to discuss with the Board. He informed the Board that lot 9, 10, 11 are owned by both John and Ron Shirely. Mr. Lorenz stated that the other neighboring properties have much smaller lots than the proposed. Mr. Lorenz stated that the owners are aware that the two (2) structures are to be demolished or moved to meet setback requirements. Mr. Lorenz asked the Board if there would be a time line to either demolish or remove the structures.

Mr. Johnson stated that the variance is valid for a year as long as work commences. He also stated that if work has not started or progressed within the year the permit would expire. Mr. Johnson stated that if the permit were to expire that the applicant would have to come back to the Zoning Board of Appeals to get the application extended.

Mr. Lorenz stated that he believed that covered everything the homeowners were concerned about. Mr. Lorenz reiterated that the lot is not smaller than some of the surrounding properties and would harmonize with the other properties.

The Chair opened the public hearing at 9:11 a.m.

Hearing no public comment, the Chair closed the public hearing at 9:11 a.m.

Mr. Duffett asked if the applicant were to change the use of the property, would the applicant need a new variance.

Mr. Johnson let the Board know that the current variance request is for the lot size. Mr. Johnson stated that any further changes or use would need to meet the Zoning Ordinance or be brought back to the Board if a variance was needed.

Mr. Kromer stated there was not much that could be done on the property.

Mr. Duffett stated that the applicant did the best job they could and balanced everything well with the limited area.

Mr. Kromer asked to confirm that there were no comments from neighboring properties.

Mr. Johnson stated there was no comments.

Mr. Duffett stated that the proposal is not detrimental to neighboring properties and that the applicant did not create the problem.

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

A motion was made by Mr. Duffett to approve Variance Number 26-04 (VAR#26-04) as submitted by the Katherine K. Shirely Trust to allow the creation of proposed Parcel 2 containing 10,164 square feet where 15,000 square feet is required and having a width of 75.59 feet where 80 feet is required for this parcel in the Lakes Area Residential (L-R) District.

- I. The Existing garage and shed that overlaps the proposed property line shall be demolished or moved prior to the final approval of the land division.

Mr. Duffett stated the approval was based upon a review of Section 14.04 (C) of the ordinance and that the applicant has demonstrated they are meeting those criteria.

The motion was supported by Mr. Vogel.

Mr. Wynes called for a roll call vote.

Tom Kromer: Yes

Brent Riley: Yes

Tom Duffett: Yes

Phillip Vogel: Yes

Jim Wynes : Yes

Motion carries. 

Variance #26-05 – Avel – Nottawa Township

Mr. Johnson reviewed his staff report regarding the variance request by Kimberly Avel. The variance is for a 9-foot front yard setback where 25 feet is required and a 32-foot rear yard setback where 35 feet is required to construct a 21ft x 24ft dwelling addition.

Mr. Johnson stated that the applicant is proposing to demolish the existing attached garage and reconstruct living area in the same square footage as the existing attached garage. Mr. Johnson stated that the existing foundation and slab on the existing garage are deteriorating and require replacement according to the applicant.

Mr. Johnson let the Board know that proposed is 9 ft from the road right-of-way. Mr. Johnson stated that with the garage being demolished completely any concerns of a vehicle backing into the right of way and clear vision is eliminated.

Mr. Johnson stated after reviewing the application that it appears to meet all dimensional Zoning Ordinance requirements with recommended condition.

- I.) Prior to construction, the applicant shall obtain a Soil Erosion and Sedimentation Control (SESC) permit and maintain compliance with Part 9 of the Natural Resources and Environmental Protection Act.

The Chair invited the applicant to speak.

Kimberly Avel stated that the only change will be trusses on roof of the addition compared to the current flat roof.

Mr. Wynes asked the applicant where they would be parking vehicles.

Ms. Avel stated that parking would be between the garage and shed.

The Chair opened public comment at 9:22 a.m.

Hearing no public comment, the Chair closed public comment at 9:22 a.m.

Mr. Duffett stated that the building is not going to be any closer to neighboring properties or the lake. He also states that the building does not obstruct neighboring views and is not detrimental to neighboring properties.

Mr. Kromer stated he had no issues with the Variance request.

Mr. Vogel stated that he does not like how close the homes are in that area. He also states that the lots are so small in this location it gives homeowners little alternatives.

Mr. Duffett agrees with Mr. Vogel on the lot sizes.



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

A motion was made by Mr. Vogel to approve Variance Number 26-05 (VAR#26-05) as submitted by Kimberly Avel for a 9-foot front yard setback where 25 feet is required and a 32-foot rear yard setback where 35 feet is required for this parcel to construct a 21ft x 24ft dwelling addition in the Lakes Area Residential (L-R) District.

Mr. Vogel indicated the approval is based on the fact that the applicant has demonstrated they are meeting all requirements in Section 14.04 (C) of the ordinance.

The approval is conditioned upon the following:

- I. Prior to construction, the applicant shall obtain a Soil Erosion and Sedimentation Control (SESC) permit and maintain compliance with Part 91 of the Natural Resources and Environmental Protection Act.

The motion was supported by Mr. Kromer.

Mr. Wynes called for a roll call vote.

Phillip Vogel: Yes

Tom Kromer: Yes

Tom Riley: Yes

Brent Duffett: Yes

Jim Wynes : Yes

Motion carries.

Discussion on lot sizes.

Discussion on well and septic systems.

STAFF COMMENTS –

Mr. Johnson stated that there may be a special meeting request for mid-November and to pencil it into their calendar

APPEALS BOARD MEMBER COMMENTS – None

ADJOURNMENT

Mr. Wynes adjourned the meeting at 9:29 a.m.

Brent Duffett, Secretary
Mackenzie Perkins, Recording Secretary