

**ISABELLA COUNTY
ZONING BOARD OF APPEALS**

August 20, 2008

Room 225
Isabella County Building
9:00 a.m.

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Minutes of the July 16, 2008 meeting
5. Public Comment Period for Non-Agenda Items
6. **Variance Request #08-09:** James & Kathleen Haupt are requesting a variance to create a lot that is 67.2' wide and 9,452 sq. ft. in size. They are also requesting a variance to create a lot that is 94.07' wide and 10,184 sq. ft. in size. The minimum lot width in the Lakes Area Residential District is 100' and the minimum lot size is 20,000 sq. ft. They are also requesting a variance to construct a single family dwelling 2.3' from what would be the newly created side property line and 5.5' from the front lot line. The property is located at 952 Irwin Street in Section 19 of Vernon Township.
Parcel # 15-019-40-001-00
7. **Variance Request #08-10:** Stephen McGiveron is requesting a variance to construct an 18' x 24' accessory building 9'3" from the front lot line. The minimum front setback in the Lakes Area Residential (L-R) District is 35'. The property is located at 8897 Westview Drive in Section 20 of Gilmore Township. **Parcel # 08-090-00-029-00**
8. **Variance Request #08-11:** Joan Preece is requesting multiple front setback variances to construct two separate 10' x 24' residential additions and a 6' x 8' covered porch. The property is located at 5048 W. Lake Drive in Section 30 of Nottawa Township. The parcel is a corner lot which fronts on W. Lake Drive, Ford Street and an undeveloped platted street. The 10' x 24' proposed addition on the front of the house will be 14'4" from the front lot line along W. Lake Drive, 18' from the front lot line along Ford Street and 3'8" from the front lot line along the undeveloped platted street. The 6' x 8' covered porch will be 11' from the front lot line along Ford Street. The 10' x 24' proposed addition on the back of the house will be 20' from the front lot line along Ford Street and 4' 5" from the front lot line along the undeveloped platted street. The minimum front setback in the Lakes Area Residential (L-R) District is 35'.
Parcel #11-051-00-003-00

9. **Variance Request #08-12:** Thomas Peters is requesting a variance to construct a 28' x 64' accessory building 21' from the front lot line. The minimum front setback in the Agricultural Buffer District (AG-3) is 50'. The property is located at 5021 W. Stevenson Lake Road in Section 19 of Gilmore Township. **Parcel #08-019-20-001-00**
10. Staff comments
11. Board comments
12. Adjournment

2008 ZONING BOARD OF APPEALS MEMBERS

James Wynes CHAIR
Gordon Gilchrist VICE-CHAIR
Craig Schripsema SECRETARY
Kelly Bean
Howard Shively

PUBLIC COMMENT PROCEDURES

The Zoning Board of Appeals welcomes input and comments from the public. When recognized by the Chairperson, please come forward to the table in front, sign in and state your name and address for the record before providing the Appeals Board with your comment. Please limit your comment to 3 minutes. The Board will not engage in immediate discussion or deliberation of a comment, however there could be questions for clarification.

STAFF INFORMATION

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COUNTY PLANNING COMMISSION
REPRESENTATIVE
Craig Schripsema

2008 MEETING SCHEDULE

All meetings are scheduled for the 3rd Wednesday of each month at 9:00 a.m. in Room 225 of the Isabella County Building unless otherwise posted.

January 16, 2008
February 20, 2008
March 19, 2008
April 16, 2008
May 21, 2008
June 18, 2008
July 16, 2008
August 20, 2008
September 17, 2008
October 15, 2008
November 19, 2008
December 17, 2008
January 21, 2009

***Should anyone wishing to attend a meeting require any special accommodations due to a physical disability or limitation, please contact the Planner/Zoning Administrator at the number above in advance so that appropriate accommodations can be arranged.