

ISABELLA COUNTY
ZONING BOARD OF APPEALS
October 15, 2008

Room 225
Isabella County Building

A regular meeting of the Isabella County Zoning Board of Appeals was held October 15, 2008 in room 225 of the Isabella County Building, 200 North Main Street, Mount Pleasant, Michigan.

MEMBERS PRESENT: Jim Wynes, Gordon Gilchrist, Howard Shively, Kelly Bean, Craig Schripsema.

MEMBERS ABSENT: None.

SUPPORT STAFF PRESENT: Timothy Nieporte, Community Development Director
Mike Zalewski, Planner/Zoning Administrator
Brandy Freed, Recording Secretary

The meeting was called to order by the chair at 9:03 a.m.

The Pledge of Allegiance was recited by the board.

APPROVAL OF AGENDA

The agenda was approved as amended.

PREVIOUS MINUTES

The minutes of the September 17, 2008 meeting were approved as amended.

PUBLIC COMMENTS

None heard.

VARIANCE REQUEST #08-14

Mr. Zalewski stated that Thomas Olrich, representing Pine Chapel, is requesting a variance to construct a 14' x 24' covered front porch 12' from the front lot line. The minimum front setback in the Medium Density Residential District (R-2) in which the property is located is 35'. The property is located at 223 Third Street in Section 18 of Rolland Township. Pine Chapel would like to replace the existing roof on their church building and in the process enclose a 12'6" x 34' area and construct a 14' x 24' covered front porch and a 10' x 10' covered rear porch. They have applied to the Planning Commission for Special Use approval, which was obtained last Thursday. However, the 14' x 24' covered front porch will only be 12' from the front lot line. The porch will not extend further out than the existing building, however since it is closer than half the district requirement of 35', the front setback exception cannot be approved. Therefore, the church has applied for the front setback variance.

Mr. Olrich stated that the church was built in 1887 and that it does extend to close to the road. The road that is in front of the church dead ends, but it is not known where it legally starts and stops. If it stops where it appears to stop then it would be okay, as far as the 35'. Granting this variance will help to improve the building.

Mr. Shively stated that Mr. Olrich would still have to conform to drainage and build codes since he has been granted a special use permit.

Mr. Gilchrist asked if the property had ever been surveyed. He also asked if there is ever a chance that the road might continue and how much property is owned beyond the church.

Mr. Olrich stated that he had it surveyed when it was purchased. There would be no chance that the road would ever continue on, and 7 acres is owned beyond the church. The church owns property on the other side of the road beyond the cemetery.

Mr. Gilchrist asked if parking was allowed where the septic system is located.

Mr. Olrich stated that parking is not allowed on the septic tank.

Mr. Bean stated that the addition would not stick out any further than the existing church.

Discussion was held on where the road ends and where it is paved to.

Mr. Zalewski explained that the right of way ends beyond the church and the road is paved to the church.

Mr. Nieporte stated that odds are the road will never continue on, but if it did Mr. Olrich would own on both sides of the road.

The meeting was open for public comment at 9:18 a.m.

None heard.

The public comments were closed at 9:18 a.m.

A motion was made by Mr. Gilchrist, supported by Mr. Bean to approve Variance Request #08-14 as submitted because it meets all the requirements as stated in the Isabella County Zoning Ordinance.

Yes: Wynes, Gilchrist, Shively, Bean, Schripsema.

No: None.

Variance approved

STAFF COMMENTS

Mr. Nieporte stated that staff is going to be scheduling a Risk Management training session in the upcoming year.

BOARD COMMENTS

Mr. Shively stated that the MAP conference that he attended was very informational and that he earned his Master Citizen Planner Certificate.

Mr. Nieporte explained that next years conference is in Mt. Pleasant and it is the goal of staff to get all Planning Commission and Zoning Board of Appeals members registered for the training.

ADJOURNMENT

A motion was made by Mr. Shively, supported by Mr. Schripsema to adjourn at 9:25 a.m.

Yes: Wynes, Gilchrist, Shively, Bean, Schripsema.

No: None.

Motion carried.

Craig Schripsema, Secretary

Brandy Freed, Recording Secretary