

ISABELLA COUNTY ZONING BOARD OF APPEALS

August 17, 2011

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

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Minutes from the July 20, 2011 meeting
5. Public Comment Period for Non-Agenda Items
6. **Public Hearing on Variance #11-04:** Frederick Peterson is requesting a variance to construct a 25' x 36' (900 sq. ft.) accessory building. The maximum square footage of an accessory building on a vacant lot in the Lakes Area Residential District shall not exceed 864 sq. ft. or 10% of the lot area. The maximum square footage that is allowed on this parcel is 570 sq. ft. The property is located at 4901 W. Stevenson Lake Road in Section 20 of Gilmore Township. **Parcel # 08-061-00-015-00**
7. **Public Hearing on Variance #11-05:** James Recker is requesting a variance to construct a 1288 sq. ft. cottage 24' 3" from the rear lot line. The minimum rear set back in the Lakes Area Residential District is 35'. The property is located at 5012 W. Jordan Road in Section 31 of Nottawa Township. **Parcel # 11-075-00-006-00**
8. **Public Hearing on Variance #11-06:** Joan Preece is requesting multiple front yard setbacks variances to construct a 6' x 24' addition to an existing structure. The parcel is a corner lot which fronts on W. Lake Dr., Ford St., and an undeveloped platted street. The 6' x 24' proposed addition to the back of the house will be 20' from the lot line along Ford St. and 4'5" from the lot line along the undeveloped platted street. The minimum front setback in the Lake Area Residential (L-R) District is 25'. The property is located at 5048 W. Lake Drive in Section 30 of Nottawa Township. **Parcel # 11-051-00-003-00**
9. **Public Hearing on Variance #11-07:** Steve Galgoczi is requesting a variance to construct a 26' x 42' accessory building 14' from the front lot line. The minimum front setback in the Lakes Area Residential District is 25'. The property is located at 1527 N. Cedar Point Drive in Section 30 of Nottawa Township. **Parcel # 11-030-20-012-02**
10. Staff Comments
11. Board Comments
12. Adjournment

**2011
ZONING BOARD OF
APPEALS MEMBERS**

James Wynes	CHAIR
Thomas Courser	VICE-CHAIR
Marilyn Fosburg	Secretary
Gordon Gilchrist	
Brent Duffett	

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**
Gordon Gilchrist

2011 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 19, 2011
February 16, 2011
March 16, 2011
April 20, 2011
May 18, 2011
June 15, 2011
July 20, 2011
August 17, 2011
September 21, 2011
October 19, 2011
November 16, 2011
December 21, 2011
January 18, 2012

***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.