

ISABELLA COUNTY
ZONING BOARD OF APPEALS
October 19, 2011

Room 225
Isabella County Building

A regular meeting of the Isabella County Zoning Board of Appeals was held October 19, 2011 in room 225 of the Isabella County Building, 200 North Main Street, Mount Pleasant, Michigan.

MEMBERS PRESENT: Jim Wynes, Gordon Gilchrist, Marilyn Fosburg, Tom Courser, Brent Duffett.

MEMBERS ABSENT: None

SUPPORT STAFF PRESENT: Mike Zalewski, Planner/Zoning Administrator
Brandy Harger, 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

A motion was made by Mr. Courser, supported by Ms. Fosburg to approve the agenda as submitted.

Yes: Wynes, Courser, Fosburg, Gilchrist, Duffet.
Motion carried.

PREVIOUS MINUTES

Motion was made by Ms. Fosburg, supported by Mr. Gilchrist to approve the minutes of the August 17, 2011 meeting as submitted.

Yes: Wynes, Courser, Fosburg, Gilchrist, Duffet.
Motion carried.

PUBLIC COMMENTS

None heard.

PUBLIC HEARING ON VARIANCE #11-08

Mr. Zalewski explained that Edward Klien is requesting a variance to construct a new roof and rear wall of his home that will be 28' from Littlefield Lake. The minimum setback from Littlefield Lake is 35'. He is proposing to construct 2' x 8' addition and a 6' x 22.5' addition on

his home. These additions meet the setback requirements of the ordinance and do not require a variance. However in this process, he will also be constructing a new roof. At the recommendation of the building official he would like to construct a new wall to support the new roof. The wall will be 6" closer to the lake than the existing wall. With the new overhang and wall, the home will now be 28' from Littlefield Lake. Since the home will be closer to the lake, the applicant is required to apply for the variance

The public hearing was opened at 9:04 a.m.

Mr. Zalewski read a letter from Ken and Debbie Saari (see attached).

The public hearing was closed at 9:05 a.m.

Ms. Fosburg stated that the home next door to the proposed site looks nice since their variance was granted.

Mr. Gilchrist stated that even at 28' they will still be the farthest back from the lake in that area. This is a typical situation on these lake lots.

Mr. Duffett asked if it was recommended by the building inspector to construct a new wall because the existing wall will not support this new roof.

Ms. Renee Klien stated that the existing wall will not support the proposed roof.

Mr. Wynes asked what year the home was constructed in.

Ms. Klien stated that the home was constructed sometime in the 1950's.

Mr. Zalewski explained that the building is concerned that the wall will not support the roof because of the mucky soil that is located in this area.

A motion was made by Mr. Duffett, supported by Mr. Gilchrist to approve variance #11-08 as it meets the criteria of section 14.04(c), as discussed, of the Isabella County Zoning Ordinance. There are exceptional and extraordinary circumstances because this is a lake lot, this circumstance was not created by the applicant and it was a recommendation put forth by the building inspector.

The Chair called for a roll call vote:

Duffett – Yes

Courser – No

Fosburg – Yes

Gilchrist – Yes

Wynes – Yes

Motion carried.

Variance approved.

STAFF COMMENTS

None heard.

BOARD COMMENTS

Mr. Gilchrist stated that the seminars that staff held were very informative.

Mr. Wynes stated that he felt the Site Plan Review seminar was the better of the two.

Ms. Fosburg stated during the first session would have liked to have had a time for discussion.

Discussion was held on redesigning an applicant's site plan.

ADJOURNMENT

A motion was made by Mr. Courser, supported by Ms. Fosburg to adjourn at 9:19 a.m.

Yes: Wynes, Gilchrist, Fosburg, Courser, Duffett.

No: None.

Motion Carried.

Marilyn Fosburg, Secretary

Brandy Harger, Recording Secretary

Oct. 6, 2011

Isabella County Community Development Dept.
200 N. Main
Mt. Pleasant, Michigan, 48858

Attn: Mr. Michael Zalewski, Planner/Zoning Administrator

Re: Request for Variance #11-08

Dear Mr. Zalewski,

Regarding the subject request for variance, made Mr. Edward Klien, to extend a wall and construct a new roof at the residence located at 8904 Westview Drive, please record that we are in full support of granting this variance.

Our property adjoins the Klein's parcel on the West boundary line (next door neighbor). We have discussed this project with the Klein's and believe that completion of their plan will be in keeping with a trend to improve our neighborhood and as such has our full support. Thank you for this opportunity to comment.

Sincerely,

Ken and Debbie Saari
8908 Westview Drive,
Lake, Michigan, 48362

Cc: Ms. Renee Klien

