

ISABELLA COUNTY  
ZONING BOARD OF APPEALS

October 15, 2014

A Regular Meeting of the Isabella County Zoning Board of Appeals was held on October 15, 2014 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

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

MEMBERS ABSENT: None

SUPPORT STAFF PRESENT: Tim Nieporte, Community Development Director  
Kim Kennedy, Recording Secretary  
Ray Johnson, Planner/Zoning Administrator

The meeting was called to order by the Chair at 9:00 a.m.

The Pledge of Allegiance was recited by the Commission.

APPROVAL OF AGENDA

A motion was made by Ms. Fosburg supported by Mr. Riley to approve the agenda.

Yes: Marilyn Fosburg, Gordon Gilchrist, Jim Wynes, Tom Riley Brent Duffett  
No: None

Motion carried.

PREVIOUS MINUTES

Minutes from the August 20, 2014 regular meeting were circulated to the Commission prior to the meeting for their review.

A motion was made by Ms. Fosburg and supported by Mr. Duffett to approve the minutes with corrections.

Yes: Marilyn Fosburg, Gordon Gilchrist, Jim Wynes, Tom Riley Brent Duffett  
No: None

PUBLIC COMMENTS FOR NON-AGENDA ITEMS

None heard

NEW BUSINESS

PUBLIC HEARING FOR ZONING VARIANCE#14-07

Mr. Johnson explained that Ron Steward is requesting a variance to construct a 4' x 18' addition to an existing deck with a 2 ft side yard setback where 10 feet is required in the Lakes Residential (L-R) district. The property is located at 8979 Stevenson Lake Rd in Section 20 of Gilmore Township.

After review of the application and the information provided, staff has found the following; the parcel is an old metes and bounds described parcel (not platted) and the addition is minor (72 ft<sup>2</sup>). The proposed addition is away from the water; minimizing any impact on the lake and does not encroach the side yard any further than the existing structure. The entire structure, including the addition, will be roofed over (pavilion style) being open on all sides. The proposed structure should not obstruct the lake view from any adjoining properties. Mr. Steward owns the property to the south, the closest side yard affected by this variance request.

PUBLIC COMMENTS:

Public hearing was opened at 9:07a.m.

The public hearing was closed at 9:07a.m.

Board discussion took place

A motion was made by Mr. Gilchrist supported by Mr. Duffett to recommend approval of Zoning Variance#14-07. The variance should be granted based as the applicant has provided evidence of practical difficulty and demonstrated that all of the five conditions are met.

The chairman requested a Roll call vote.

Roll call vote:

Mr. Duffett Yes  
Ms. Fosburg: Yes  
Mr. Riley: Yes  
Mr. Wynes: Yes  
Mr. Gilchrist: Yes

Motion Carried.

STAFF COMMENTS

Mr. Nieporte introduces Ray Johnson

APPEALS BOARD MEMBER COMMENTS

Mr. Riley inquired about receiving him the Planning and Zoning News publications on a timelier manner.

Mr. Nieporte stated that we don't always receive them on a regular base but we can send them as soon as we receive them to the board.

Mr. Gilchrist inquired about if the ZBA could require house numbering on each home in the county.

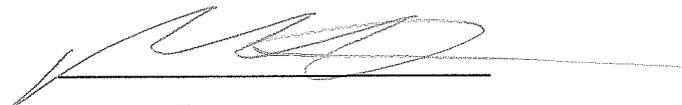
Mr. Nieporte explained the County's uniform house numbering ordinance has some specifications on signs but not a lot of enforcement on requiring every resident to put them up. We have made an effort with the availability of the green 911 signs now being given with each new address and available for purchase if you have a current address.

Ms. Fosburg asked for proposed change to be staked with red stakes, and if the plot plan would be labeled with a North arrow.

Mr. Nieporte informed Ms. Fosburg we would make sure of all her concerns to be addressed in future applications.

ADJOURNMENT

The meeting was adjourned by the call of the Chair at 9:25 a.m.



Brent Duffet, Secretary  
Kim Kennedy, Recording Secretary