

ISABELLA COUNTY
ZONING BOARD OF APPEALS

July 15, 2015

A Regular Meeting of the Isabella County Zoning Board of Appeals was held on July 15, 2015 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

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

MEMBERS ABSENT: Tom Riley

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

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 Mr. Duffett supported by Mr. Gilchrist to approve the agenda.

Yes: Gordon Gilchrist, Jim Wynes, Brent Duffett, Marilyn Fosburg

No: None

Motion carried.

PREVIOUS MINUTES

Minutes from the June 2015 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 as presented.

Yes: Gordon Gilchrist, Jim Wynes, Brent Duffett, Marilyn Fosburg

No: None

Motion carried.

PUBLIC COMMENTS FOR NON-AGENDA ITEMS

None heard

NEW BUSINESS

VAR#15-07 Brian Straus, Executor/Mary Ann Straus Trust

Mr. Johnson explained an application was received from Brian Straus, Executor/Mary Ann Straus Trust and is requesting a variance to allow for a newly created parcel, whose width at the front building line is 165 ft, not to exceed a depth of 3,936 feet (24:1) where a maximum depth of 660 feet (4:1) is allowed according to Section 5.06 (C) of the Isabella County Zoning Ordinance, for this parcel, in the General Agricultural (AG-2) district.

Mr. Johnson informed the board that the application was filed on June 23, 2015 by Brian Straus Executor for Mary Ann Straus Trust. Included with the variance application was a site plan which shows the dimensions of the proposed parcel and a narrative addressing the criteria in Section 14.04 (C) of the Isabella County Zoning Ordinance.

Public hearing was opened at 9:12 a.m.

Public hearing was closed at 9:14 a.m.

The Board discussed Section 14.04 (C) Variance Requests and Procedures

General Board discussion took place

A motion was made by Mr Gilchrist supported by Ms. Fosburg to approve Variance Number 15-07 which was submitted by Brian Straus, Executor/Mary Ann Straus Trust stating that The approval is based upon the following finding of fact:

1. The lot has exceptional circumstances due to size.
2. The variance is need for preservation and enjoyment.
3. The variance is not a detrimental to adjacent property
4. This variance does not materially impair the intent and purpose of this ordinance.
5. The need for the variance was not caused by the applicant.

Mr. Wynes called for a Roll Call Vote.

Ms. Fosburg – Yes

Mr. Gilchrist – Yes

Mr. Duffett - Yes

Mr. Wynes – Yes

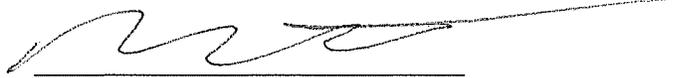
Motion Carried.

STAFF COMMENTS – None

APPEALS BOARD MEMBER COMMENTS – None

ADJOURNMENT

The meeting was adjourned by the call of the Chair at 9:32 a.m.



Brent Duffett, Secretary
Kim Kennedy Recording Sectary