

ISABELLA COUNTY
ZONING BOARD OF APPEALS

August 19, 2015

A Regular Meeting of the Isabella County Zoning Board of Appeals was held on August 19, 2015 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

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

MEMBERS ABSENT: None

SUPPORT STAFF PRESENT: Tim Nieporte, Community Development Director
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 Mr. Duffett supported by Mrs. Fosburg to approve the agenda.

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

Motion carried.

PREVIOUS MINUTES

Minutes from the July 2015 regular meeting were circulated to the Commission prior to the meeting for their review.

A motion was made by Mrs. Fosburg and supported by Mr. Duffett to approve the minutes as presented.

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

Motion carried.

PUBLIC COMMENTS FOR NON-AGENDA ITEMS

None heard

NEW BUSINESS

The applicant is requesting a variance to allow for a side yard setback of 5 ft where 8 feet is required for this parcel, in the Lakes Area Residential (L-R) district.

An application was filed on July 17, 2015 by Michael Pung. Included with the variance application was a site plan which shows the dimensions of the proposed construction and a narrative addressing the criteria in Section 14.04 (C) of the Isabella County Zoning Ordinance. The applicant has also provided a copy of the trustee's deed and a survey of the property.

Mr. Pung gave a brief history of the current dwelling and explained the need to reconstruct a new dwelling. Mr. Pung explained that as Mr. Johnson noted, the lot is only 40 ft wide and just over 200 ft long and irregularly shaped. Given these dimensions he noted it is very restrictive on what you can build. Other neighbors have built dwellings in the past. Mr. Pung noted he is working with the County Health Department to construct a new septic disposal system and its placement. Mr. Pung also noted a new well was installed a few years ago on the northern edge of the property.

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

Public hearing was closed at 9:13 a.m.

Mr. Duffett, discussed Section 14.04 (C) Variance Requests and Procedures and noted that Mr. Pung has an exceptionally narrow and unusually shaped lot, building a dwelling is a property right shared by others around the lake, there is no negative impact to surrounding properties and there is no impairing of the ordinance by granting this variance. Mr. Duffett also noted that Mr. Pung explained that his father previously owned this cabin and Mr. Pung did not create the need for the variance.

A motion was made by Mr. Duffett supported by Mr. Riley to approve Variance Number 15-08 which was submitted by Michael Pung stating that the approval is based upon the previous finding of fact with the approval contingent upon Mr. Pung providing staff with a copy of the well and septic approval from the Health Department and obtaining a Soil Erosion and Sedimentation Control permit.

Mr. Wynes called for a Roll Call Vote.

Ms. Riley – Yes

Mr. Duffett – Yes

Mrs. Fosburg - Yes

Mr. Wynes – Yes

Motion Carried.

STAFF COMMENTS – None

APPEALS BOARD MEMBER COMMENTS

Mrs. Fosburg asked we show locations of existing well and septic on site plans in the future.

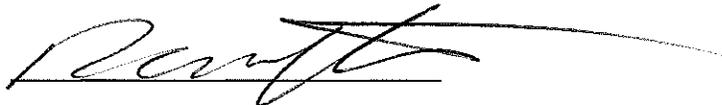
ADJOURNMENT

A motion was made by Mrs. Fosburg and supported by Mr. Duffett to adjourn the meeting 9:18 a.m.

Yes: Jim Wynes, Brent Duffett, Marilyn Fosburg, Tom Riley

No: None

Motion Carried.

A handwritten signature in black ink, appearing to read "Brent Duffett", with a long horizontal flourish extending to the right.

Brent Duffett, Secretary