

ISABELLA COUNTY
ZONING BOARD OF APPEALS

October 21, 2015

A Regular Meeting of the Isabella County Zoning Board of Appeals was held on October 20, 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
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 Ms. Fosburg supported by Mr. Duffett to approve the agenda.

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

Motion carried.

PREVIOUS MINUTES

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

A motion was made by Mr. Gilchrist and supported by Mr. Riley 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

VAR#15-09 Great Lakes Bay Construction Inc./Sandra Smith

Mr. Johnson stated that an application was filed on September 14, 2015 by Great Lakes Bay Construction. The applicant is requesting a variance to allow for a rear yard setback of 17 ft where 35 feet is required and for a side yard setback of 2 feet where 8 feet is required for this parcel, in the Lakes Area Residential (L-R) district. Included with the variance application was a site plan which highlights 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 Westview shores subdivision plat highlighting the parcel in question.

Shawn Pnacek, of Great Lakes Bay Construction stated to the Board that this home had received extensive water damage and after inspection there were structural issues. Approval of this variance would decrease the front distance to water by 5'. By adding roofs over the porches they will address any water shedding issues by installing gutters.

Chuck Lashawn, home owner, stated that there was major water damage and that this variance will shorten the distance to the lake by 5 feet thereby reducing the non-conformity.

Public hearing was opened at 9:10 a.m.

Vic Lutens, President of the West Shore Association, stated that there were no neighboring residents with objection to this variance.

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

A motion was made by Mrs. Fosburg supported by Mr. Duffett to approve Variance Number 15-09 which was submitted by Great Lakes Bay Construction / Sandra Smith stating that the approval is based upon the review of Section 14.04 (C) of the Isabella County Zoning Ordinance and with the approval contingent upon Great Lakes Bay Construction 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 –

Mr. Nieporte informed the Board that training will take place soon. There will be color coding done to each Board members book that will assist them in reviewing process.

APPEALS BOARD MEMBER COMMENTS

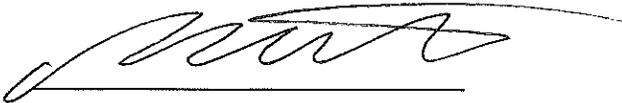
ADJOURNMENT

A motion was made by Mr. Duffett and supported by Mrs. Fosburg to adjourn the meeting 9:20 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', written over a horizontal line.

Brent Duffett, Secretary