ISABELLA COUNTY
ZONING BOARD OF APPEALS

May18, 2016

A Regular Meeting of the Isabella County Zoning Board of Appeals was held on May 18, 2016 in Room 320 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT:	Gordon Gilchrist, Jim Wynes, Brent Duffett, Tom Riley
MEMBERS ABSENT:	Marilyn Fosburg
SUPPORT STAFF PRESENT:	Tim Nieporte, Directory 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 Mr. Gilchrist supported by Mr. Duffett to approve the agenda.

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

Motion carried.

PREVIOUS MINUTES

Minutes from the April 2016 regular meeting were circulated to the Commission prior to the meeting for their review.

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

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

Motion carried.

PUBLIC COMMENTS FOR NON-AGENDA ITEMS

None heard

VAR#16-04

Mr. Johnson explained an application was filed on April 18, 2016 by Aaron Harsh. The applicant is requesting a variance to allow a 30 x 40 ft pole building to be constructed in the front yard. Included with the application is a site plan of the proposed project and written justification for the variance addressing the criteria in Section 14.04 (C) of the Isabella County Zoning Ordinance.

Mr. Johnson explained from the attached site plan, Mr. Harsh shows there are existing geothermal lines near the home which would not allow for him to build in the side yard. In Mr. Harsh's letter to the Zoning Board of Appeals he does note that his property is exceptionally large for a parcel in the L/R district and that there is unusual topography which limits his placement of the proposed building. With this site, Mr. Harsh is meeting all other setbacks required in the L/R district.

Aaron Harsh stated due to geothermal lines in the back the side yard is best place for the barn. It would be a nice looking pole barn and is shielded from the road by trees.

Mr. Gibbs, Gilmore Township Trustee, stated that at this time the township has not received any correspondence on this proposal. He stated that this property is well kept and believes the pole building will be a nice looking building.

Public hearing opened 9:05 am
Public hearing closed 9:05 am

The Chair asked for if there was any board discussion.

Mr. Duffett stated he observed there was some unusual topography on the property and that this is exceptionally large for a Lakes Residential District Lot as well as having some wetlands on the area limiting where he can build. Given the size of the lot he doesn't see it being detrimental to the surrounding property.

A motion was made by Mr. Duffett supported by Mr. Gilchrist Variance to approve #16-04 which was submitted by Aaron Harsh to construct an accessory building in the front yard of a non-waterfront lot in the Lakes Residential district based on the applicant has demonstrated he has met the criteria section 14.04C.

Mr. Wynes called for a vote.

Yes: Gordon Gilchrist,
Yes: Jim Wynes

Yes: Brent Duffett
Yes: Tom Riley

No: None.

Motion Carried

STAFF COMMENTS – none

APPEALS BOARD MEMBER COMMENTS – none

ADJOURNMENT

A motion was made by Mr. Gilchrist and supported by Mr. Riley to adjourn the meeting at 9:10 am.

Brent Duffet, Secretary
Kim Kennedy, Recording Secretary