



ACME TOWNSHIP ZONING BOARD OF APPEALS
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
August 9, 2018 7:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE (7:02 pm)

ROLL CALL:

Members present: Balentine, Hoxsie, LaSusa, Maitland, Kuncaitis

Members excused: none

Staff present: none

A. APPROVAL OF AGENDA:

B. INQUIRY AS TO CONFLICTS OF INTEREST: (none)

C. CORRESPONDENCE: (none)

D. PUBLIC HEARINGS:

1. ZBA 2018-02: Non-Use Variance Request for the Construction of an Accessory Building, Thomas & Carol Finch, 5311 Bunker Hill Rd

- Kuncaitis read the public hearing notice into the record
- Carol Finch, 5311 Bunker Hill – discussed the pole barn on the adjacent lot. The two lots were supposed to be combined in 2000, but never occurred by the Township. The property owners are willing to have the parcels combined.
- Discussion about the site visits by various ZBA members. Noted the buildings sit way far off the road.
- Finch confirmed the proposed building is not for kennel use, just personal storage.
- Bill Loomis, 5385 Bunker Hill – lives next door and is not concerned.
- Maitland – is supportive if they're willing to combine the parcels
- Kuncaitis closed the public comment portion of the hearing.
- **Motion by Maitland to approve the request with the fact that it meets all the basic conditions and at least one of the special conditions as required by the zoning ordinance, with the added condition that the two parcels be combined as recommended by the zoning administrator. Second by LaSusa. Motion carries unanimously.**

E. ADMINISTRATIVE ACTION

1. Approve Zoning Board of Appeals draft minutes from 06/14/18

- Motion by LaSusa, second by Hoxsie to approve the minutes as presented. Motion carries unanimously.

2. Election of Officers

- Kuncaitis opens the nomination for chair.
- Maitland nominates Kuncaitis. No other nominations. ZBA unanimously approves Kuncaitis as chair.
- Kuncaitis opens the nomination for vice chair.
- Hoxsie nominates LaSusa. No other nominations. ZBA unanimously approves LaSusa as vice chair.

ADJOURN: (7:14 pm)

Motion by Balentine to adjourn, second by Hoxsie. Motion carries unanimously.



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Members excused:
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A. APPROVAL OF AGENDA:

B. INQUIRY AS TO CONFLICTS OF INTEREST:

C. CORRESPONDENCE:

D. PUBLIC HEARINGS:

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E. ADMINISTRATIVE ACTION

1. Approve Zoning Board of Appeals draft minutes from 06/14/18
2. Election of Officers

ADJOURN:

ACME TOWNSHIP
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the ACME TOWNSHIP ZONING BOARD OF APPEALS will hold a public hearing at a regularly scheduled meeting on Thursday, August 9, 2018 at 7:00 p.m. in the Acme Township Hall, 6042 Acme Rd, Williamsburg, MI 49690 to consider the following:

An application for a variance request has been submitted by Thomas & Carol Finch, owners, to erect an accessory building on their property in which the area of existing accessory buildings currently exceeds that allowable in the R-1: One-Family Forest and Coastal District, located at 5311 Bunker Hill Rd, Williamsburg, MI 49690. The property is more fully described as:

E 3/4 OF W 1/2 OF SE 1/4 OF SW 1/4 SEC 1 T27N R10W.

Parcel No.: 28-01-101-024-00

The variance request will be considered pursuant to §§5.4, 7.2.1, and 15.7 of the Acme Township Zoning Ordinance.

All interested parties are invited to attend and be heard at public hearings before the Zoning Board of Appeals.

After each public hearing, the Zoning Board of Appeals may make a decision at said meeting, or continue the matter to another date. In the case of hearings composed of multiple requests, the request may be granted or denied in whole or in part as to each individual request.

If you are planning to attend and require any special assistance, please notify Cathy Dye, Township Clerk, within 24 hours of the meeting at 938-1350.

Written comments may be directed to:

Shawn Winter, Planning & Zoning Administrator
6042 Acme Rd, Williamsburg, MI 49690
(231) 938-1350 swinter@acmetownship.org

T. C. RECORD-EAGLE, INC.
120 WEST FRONT STREET
TRAVERSE CITY MI 49684
(231)946-2000
Fax (231)946-8273

ORDER CONFIRMATION

Salesperson: DENISE LINGERFELT Printed at 07/24/18 09:12 by dling

Acct #: 6 Ad #: 498585 Status: New WHOLD
ACME TOWNSHIP Start: 07/26/2018 Stop: 07/26/2018
CATHY DYE, CLERK Times Ord: 1 Times Run: ***
6042 ACME ROAD STDAD 3.00 X 4.32 Words: 265
WILLIAMSBURG MI 49690 Total STDAD 12.96
Class: 147 LEGALS
Rate: LEGAL Cost: 107.75
Affidavits: 1
Contact: Ad Descrpt: LEGAL NOTICE ACME TOWNSH
Phone: (231)938-1350 Given by: EMAIL SHAWN WINTER
Fax#: (231)938-1510 P.O. #:
Email: szollinger@acmetownship.org Created: dling 07/24/18 08:59
Agency: Last Changed: dling 07/24/18 09:06

PUB	ZONE	EDT	TP	START	INS	STOP	SMTWTFS
RE	A	97	W	THU 07/26/18	1	THU 07/26/18	SMTWTFS
IN	AIN	97	W	THU 07/26/18	1	THU 07/26/18	SMTWTFS

AUTHORIZATION

Thank you for advertising in the Record-Eagle, our related publications and online properties. If you are advertising with the Record-Eagle classifieds, your ad will begin running on the start date noted above.

Please be sure to check your ad on the first day it appears. Although we are happy to make corrections at any time, the Record-Eagle is only responsible for the first day's incorrect insertions. Also, we reserve the right to edit or reclassify your ad to better serve buyers and sellers.

No refunds or rebates will be issued if you cancel your ad prior to the stop date.

We appreciate your business.

(CONTINUED ON NEXT PAGE)

T. C. RECORD-EAGLE, INC.
120 WEST FRONT STREET
TRAVERSE CITY MI 49684
(231)946-2000
Fax (231)946-8273

ORDER CONFIRMATION (CONTINUED)

Salesperson: DENISE LINGERFELT

Printed at 07/24/18 09:12 by dling

Acct #: 6

Ad #: 498585

Status: New WHOLD WHOI

**LEGAL NOTICE
ACME TOWNSHIP
NOTICE OF PUBLIC HEARING**

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Written comments may be directed to:
Shawn Winter, Planning & Zoning Administrator
6042 Acme Rd, Williamsburg, MI 49690
(231) 938-1350 swinter@acmetownship.org

July 26, 2018-1T

498585

FINCH THOMAS & CAROL
5311 BUNKER HILL RD
WILLIAMSBURG MI 49690

BELANGER LORRAINE
5260 S LAUTNER RD
WILLIAMSBURG MI 49690

SCHROEDER TAMMI J
FRASER CHARLES H & ANITA J
PO BOX 504
ACME MI 49610

PENNY WILLIAM J & MARY L TRUST
P O BOX 34
ACME MI 49610

TAKAYAMA ERICK TRUST
P O BOX 158
ACME MI 49610-0158

HUBERT STEPHEN & CHRISTINE
5248 LAUTNER RD
WILLIAMSBURG MI 49690

LOOMIS WILLIAM A & STEPHANIE
5385 BUNKER HILL RD
WILLIAMSBURG MI 49690

MI DEPT OF NATURAL RESOURCES
LAND & MINERAL SERVICES DIV
P O BOX 30028
LANSING MI 48909-7528



Planning and Zoning Staff Report

6042 Acme Road | Williamsburg, MI | 49690

Phone: (231) 938-1350 Fax: (231) 938-1510 Web: www.acmetownship.org

Date: July 25, 2018

Permit No.: ZBA 2018-02

Request: Non-use variance to erect an accessory building on the property in which the area of existing accessory buildings currently exceeds that which is allowed in the district.

Applicant: Thomas & Carol Finch
5311 Bunker Hill Rd
Williamsburg, MI 49690

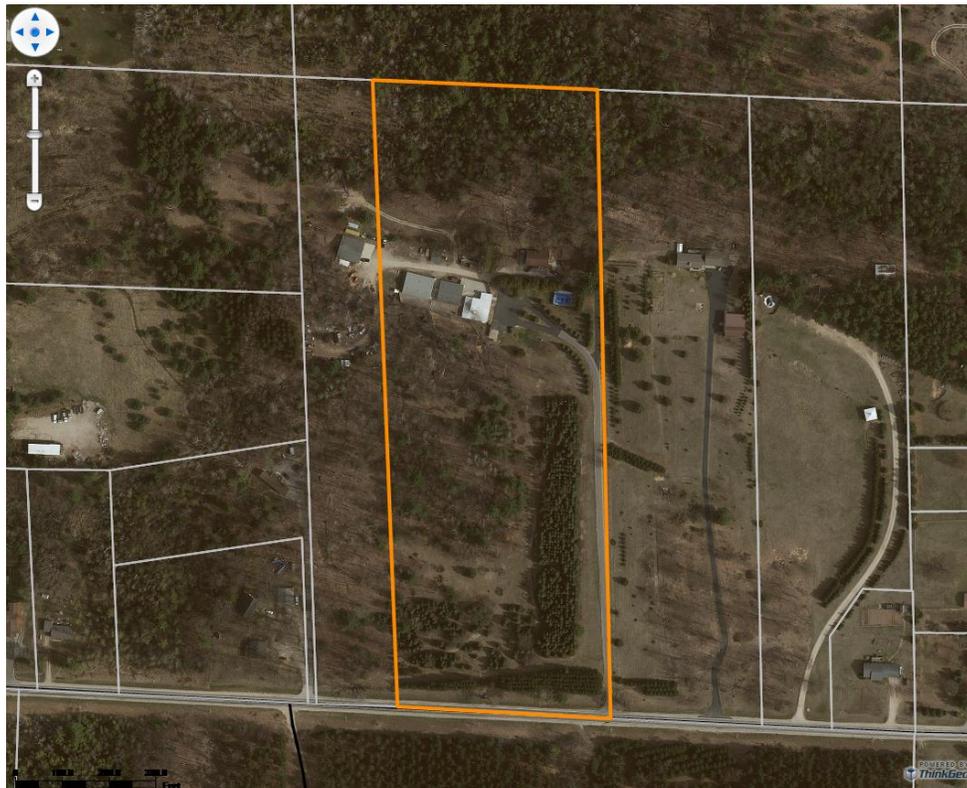
Address: 5311 Bunker Hill Rd
Williamsburg, MI 49690

Parcel No.: 28-01-101-024-00

Legal Description: E 3/4 OF W 1/2 OF SE 1/4 OF SW 1/4 SEC 1 T27N R10W.

Owner: Thomas & Carol Finch

Aerial Map:



Area: Approximately 15 acres

Zoning & Existing Use(s): R-1: One-Family Forest & Coastal District

“Intent and Purpose: It is the purpose of this District to encourage the development of residential properties of a semi-rural character within the following general areas of the Township: 1) where public water and sewer facilities are not now available and likely to remain without such services indefinitely, and 2) where natural resource and environmental characteristics, such as hillsides, scenic areas, wetlands, and shore lands tend to make more intensive types of urbanized development destructive to environmental values. The intent is to provide for an environment of predominantly low density, one-family detached dwellings that will harmonize with the natural resource capabilities of the District.”

Property currently has a single-family home with a detached garage, wood shed, and three outbuildings associated with their business, Acme Kennels. The Applicants also own a property directly adjacent on the west side with an existing pole barn.

Setbacks:

Front: 30 feet
Side: 20 feet
Rear: 35 feet

Adjacent Zoning:

North: R-1: Vacant, Thomas & Carol Finch
East: R-1: Single Family Home, William & Stephanie Loomis
South: R-1: Vacant, Michigan Department of Natural Resources
West: R-1: Accessory Building (Pole Barn), Thomas & Carol Finch

Site Images:



(single-family home, front view)



(single-family home, rear view)



(detached garage)



(existing pole barn on adjacent lot)



(kennel entrance)



(dog run area)



(additional kennel building)



(additional kennel building)

**Relevant
Sections of the
Zoning
Ordinance:**

ARTICLE VII – SUPPLEMENTARY REGULATIONS

§7.2 Supplementary Use and Area Regulations

§7.2.1 Accessory Buildings:

Authorized accessory buildings may be erected as part of the principal building or may be connected to it by a roofed-over porch, patio, breezeway, or similar structure, or they may be completely detached. If attached to the principal building, an accessory building shall be made structurally a part of it, and shall comply in all respects with the requirements applicable to the principal building under this Ordinance. An accessory building not attached and not made a part of the principal building shall:

- a. Not be nearer than ten feet from any other separate structure on the same lot,
- b. Not be erected in any minimum side yard setback,
- c. Not be erected in any front yard of any non-waterfront parcel,
- d. Not occupy more than 25% of a required rear yard,
- e. Not exceed one twenty four feet in height, **nor exceed the ground floor area of the main building within Residential Districts,**
- f. Not be closer to the side yard lot line than the side yard setback of the principal building on a corner lot within Residential Districts.

(AMENDED 01/05/10 EFFECTIVE 01/18/10 AS ZONING ORDINANCE AMENDMENT 004, AMENDED 04/08/2014 AS ZONING ORDINANCE AMENDMENT #031, EFFECTIVE 01/18/2014.)

STAFF REVIEW

The applicants desire to erect a 24' x 60' (1,440 sf) pole barn on their property for personal storage and has submitted a non-use variance request to be considered before the Zoning Board of Appeals (ZBA). The property is zoned R-1: One-Family Urban Residential and under §7.2.1(e) of the Acme Township Zoning Ordinance the area of accessory buildings shall not exceed that of the residential building on the parcel. The property has a number of existing accessory buildings and their area in relationship to the area of the principle dwelling is indicated in the table below:

Structure	Area (square feet)*
Principle Residential Dwelling	2,639
Accessory Buildings	
- Detached Garage	1,288
- Kennel Building 1	800
- Kennel Building 2	960
- Kennel Building 3	1,200
- Office Area	336
- Shed	384
- Pole Barn (adjacent lot)	1,440
Total Area for Accessory Buildings	6,408

* Information obtained from Township's assessing database

The current area of accessory buildings exceeds by more than double the allowable limit based on the ground floor area of the principle residential dwelling. Much of this is accounted for by the accessory buildings associated with the kennel company on site, a legally non-conforming use. The proposed pole barn for which this non-use variance request seeks to construct, will push the ratio of accessory buildings to principle residential dwelling to nearly 3:1. Additionally, there is approximately 3,000+ square feet of accessory structures on the property in the form of dog runs and an inground swimming pool.

The pole barn located on the adjacent lot to the west was included in the above total. The owners were issued a land use permit on June 8, 2000 (LUP 2000-39, enclosed) to erect the pole barn on the subject property at 5311 Bunker Hill. The building was actually erected on the adjacent parcel, creating an illegal non-conformity under §6.2.2 (c), which states:

“Customary Accessory Uses and Buildings: Accessory buildings such as farm buildings, a detached garage or boathouse for the storage of automobiles and boats shall be permitted with a single-family dwelling,....”

Since the pole barn was built on a lot with no single-family residential building the owners have created a non-conformity, in addition to not adhering to what was approved by the land use permit. The suggested motion for consideration at the end of this report provides a condition to rectify this situation.

The subject property at fifteen (15) acres is more than fifteen (15) times the minimum lot size for the district at one (1) acre. Although a residential district, the use of the land and development parcel, along with that of the surrounding large-lot parcels is quite rural in nature and more akin to the A-1: Agricultural District. Furthermore, the principle dwelling, existing accessory buildings, and proposed pole barn are setback a significant distance from Bunker Hill, which when combined with the existing tree cover creates a substantial screen from the right-of-way. Given the fact that the kennel has existed for over thirty (30) years without any complaints lodged to my knowledge, that many of the existing accessory buildings serve the kennel, and that no objections have been received from neighboring property owners who were notified of this request, staff sees no reason that this request will negatively affect the health, safety, or welfare of the community.

STAFF FINDINGS AND RECOMMENDATION

RECOMMENDATION:

Approval of the requests is in accord with the development pattern immediately surrounding the subject parcel, despite exceeding the accessory building floor area to principle residential dwelling floor area ration, is consistent with the intent of the district, will have no nuisance effect on adjacent land owners, and is not contrary to the health, safety, or welfare of the community, particularly that of the surrounding property owners.

STANDARD FOR DETERMINATION:

§5.4 Nonuse Variance

The Zoning Board of Appeals shall have the authority to grant nonuse variances relating to the construction, structural changes, or alteration of buildings or structures related to dimensional requirements of the zoning ordinance or to any other nonuse-related standard in the ordinance, PROVIDED ALL of the BASIC conditions listed herein and any ONE of the SPECIAL conditions listed thereafter can be satisfied.

FINDING OF FACT:

Staff finds the following facts regarding nonuse variance request at the Property:

§5.4.1 Basic Conditions: That any nonuse variance granted from this Ordinance:

- a. Is a result of practical difficulties which prevent carrying out the strict letter of this Ordinance. These practical difficulties shall be evaluated in terms of the use of the particular parcel of land, and cannot be solely economic in nature.

***SATISFIED:** Exceeding the ground floor area ratio between the accessory buildings and principle residential dwelling is largely accounted for by the dog kennel use that exists on the property. This legally non-conforming use has been in existing for over thirty (30) years. Although a residential zoning district, the large lot size is able to accommodate a use (kennel) and development pattern more akin to the agricultural district without negatively impacting surrounding property owners.*

- b. Will not be contrary to the public interest or to the intent and purpose of this Ordinance.

***SATISFIED:** The applicants' non-use variance request is not contrary to public interest in that it will create no discernable negative impact on surrounding property owners and is by and large consistent with the intent of the zoning district in that the parcel does contain a single-family dwelling. The kennel operation on the property is a legal non-conforming use.*

- c. Will not cause a substantial adverse effect upon property values in the immediate vicinity or in the district in which the property of the applicant is located.

***SATISFIED:** The Applicant's proposed non-use variance to construct an additional accessory building is believed to have no discernable negative impact on surrounding properties. At fifteen (15) acres, the subject parcel is fifteen (15) times larger than the minimum lot size of one (1) acre required for the R-1: One-Family Forest & Coastal District. Although a residential district, the size of the parcel limits its impact on surrounding properties and the location of the buildings set back a significant distance from the front property line minimizes their visibility from the Bunker Hill road right-of-way.*

- d. Is not where the specific conditions relating to the property are so general or recurrent in nature as to make the formulation of a general regulation for such conditions reasonably practical.

***SATISFIED:** The applicants' request is unique to their needs on the property, in conjunction with the kennel operation, and is not so general or recurrent to necessitate an amendment to the general regulations outlined in the Zoning Ordinance.*

- e. Will relate only to property that is under control of the applicant.

***SATISFIED:** The specific non-use variance request relates only to the property under control by applicant/owner.*

- f. Will not be permitted for a parcel of property that is not a Legal Lot of Record, as defined by this Ordinance.

***SATISFIED:** The parcel is a Legal Lot of Record.*

§5.4.2 Special Conditions: When ALL of the foregoing basic conditions can be satisfied, a nonuse variance may be granted when any ONE of the following special conditions can be clearly demonstrated:

Where there are exceptional or extraordinary circumstances or physical conditions such as narrowness, shallowness, shape, or topography of the property involved, or to the intended use of the property that do not generally apply to other property uses in the same zoning district. Such circumstances or conditions shall not have resulted from any act of the applicant subsequent to the adoption of this Ordinance.

***SATISFIED:** The non-use variance request to erect an accessory building that will further increase the extent to which the accessory building floor area exceeds that of the principle residential dwelling is primarily the result of the legally non-conforming use established on the property. The kennel service has been in operation for approximately thirty (30) years, and as such has required an increase in the amount of accessory buildings for that use as the business has grown. Since a kennel is not currently allowed in the subject zoning district, the need for additional accessory buildings associated with that use is unique to this parcel.*

Where such variance is necessary for the preservation of a substantial property right possessed by other properties in the same zoning district.

NOT EVALUATED

§5.4.3 Rules: The following rules shall be applied in the granting of nonuse variances:

The Zoning Board of Appeals may specify, in writing, such conditions that will in its judgment, secure the objectives and purposes of this Ordinance. Any conditions imposed shall meet the requirements for conditions set forth the Michigan Zoning Enabling Act. Violation of conditions imposed shall nullify the variance.

No application for a nonuse variance which has been denied wholly or in part by the Zoning Board of Appeals shall be re-submitted for a period of one year from the date of the last denial, except on the grounds of newly discovered evidence or proof of changed conditions found upon inspection by the Zoning Board of Appeals to be valid.

CONCLUSION:

It is respectfully recommended that the Zoning Board of Appeals grant the non-use variance request submitted by the applicants to allow the construction of the 60' x 24' (1,440 sf) pole barn as an accessory

building on the property located at 5311 Bunker Hill Rd, Williamsburg, MI 49690, subject to the condition in the suggested motion for consideration below. This condition shall require that the subject parcel (28-01-101-024-00, 5311 Bunker Hill Rd) be combined with the adjacent parcel to the west (28-01-101-025-00, no address assigned) that contains the pole barn that was improperly erected at the location rather than on the subject parcel as indicated on the land use permit that was issued. By erecting the pole barn on the neighboring parcel without a single-family home present, the applicants' have created a non-conformity in the district. This condition would further increase the extent of the existing non-conformity on the property in terms of accessory building area to principle residential dwelling area ratio that this non-use variance request is seeking. The township attorney has been contacted who confirmed that the condition requested is pursuant to the Michigan Zoning Enabling Act (PA 110 of 2006) under §125.3604, item (7).

SUGGESTED MOTION FOR CONSIDERATION:

Motion to adopt the findings of the Planning & Zoning Administrator and grant the non-use variance request to erect a 60' x 24' (1,440 sf) pole barn which will increase the non-conforming accessory building floor area to the principle residential dwelling floor area ratio that already exists on the property as submitted by the applicants, Thomas and Cindy Finch, located at 5311 Bunker Hill Rd, Williamsburg, MI 49690, subject to the following condition:

- The adjacent parcel, number 28-01-101-025-00 shall be combined with the subject parcel, number 28-01-101-024-00, in order to eliminate a non-conformity created by the applicants through the erection of an accessory building on a parcel without a principle single-family dwelling, as required by the Zoning Ordinance and in compliance with the land use permit that was issued for the erection of said building on the subject parcel (28-01-101-024-00). A land use permit to erect the proposed pole barn as subject to this non-use variance request shall not be issued until the two referenced parcels are combined.



Zoning Board of Appeals – Application for Hearing/Appeal

Township of Acme, Grand Traverse County, Michigan

6042 Acme Road, Williamsburg, MI 49690

Phone: (231) 938-1350 Fax: (231) 938-1510 Web: www.acmetownship.org

Planning & Zoning Administrator: Shawn Winter Email: swinter@acmetownship.org

Please fill out the following application as completely and legibly as possible:

A. Applicant Information:

Applicant's Name: Carol + Thomas Finch

Applicant's Current Mailing Address: 5311 Bunker Hill Rd

City: Williamsburg State: Mi Zip Code: 49690 Phone Number: 231-357-9020

B. Purpose of Hearing:

Appeal from a Determination by the Zoning Administrator

Apply for a Variance Permit as Authorized by Section(s) 5.4 + 7.2.1 of the Acme Township Zoning Ordinance

Request Extension or Resumption of a Nonconforming Use

Request an interpretation of the Zoning Ordinance

C. Property Information:

Property Address: 5311 Bunker Hill Rd Parcel Number: 28-01-¹⁰¹⁻024-00

Property Owner's Name: Carol Finch Tom Finch Elsie Hapek

Property Owner's Current Mailing Address: 5311 Bunker Hill Rd

City: Williamsburg State: mi Zip Code: 49690 Phone Number: 231-357-9020

Proposed Use/Change to Property: _____

24 x 60 Pole Building storage. 12' side walls

D. Please Attach the Following Documents:

Site Plan/Plot Plan – drawn to scale, showing size and shape of buildings, accurate locations on lots, and accurate dimensions.

Elevation Drawings – showing the height of the structure(s)

Additional Drawings/Information as Listed Below:

-soil erosion permit # 18-00118

Fees – include initial fee as required in the attached Fee Schedule

Fee Escrow Policy Acknowledgement – signed form with initial fee deposit (if determined applicable)

E. Affidavit:

The undersigned affirms that he/she is the CAROL FINCH (owner, agent, lessee, or other interested party) involved in this petition and that the foregoing answers, statements, and information are in all respects true and, to the best of his/her knowledge, correct. By making this application, the undersigned grants all officials and staff of Acme Township access to the subject property as required and appropriate to assess site conditions in support of a determination as to the suitability of the proposed project and/or current or future special use permit and zoning ordinance compliance.

Signature of Owner/Agent: *Carol Finch* Date: 7-24-18

FOR TOWNSHIP USE ONLY

Application No.: ZBA 2018-02
Date Received: 07.19.18
Fee Tendered: \$275.00

Date of Advertising: 07.26.18
Date of Hearing: 08.09.18
Action Taken: _____

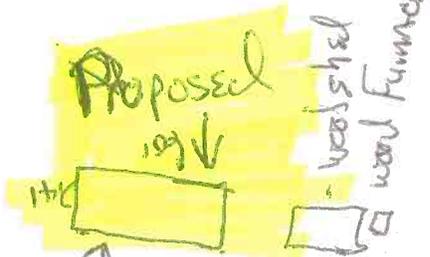
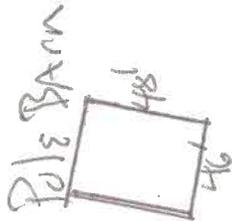
NOTES

Tomb Carroll Finch

5311 Bunker Hill Rd

W 1/4 OF W 1/2
OF SE 1/4 OF SW 1/4

E 3/4 OF W 1/2 OF SE 1/4 OF SW 1/4



woodshed
wood fence

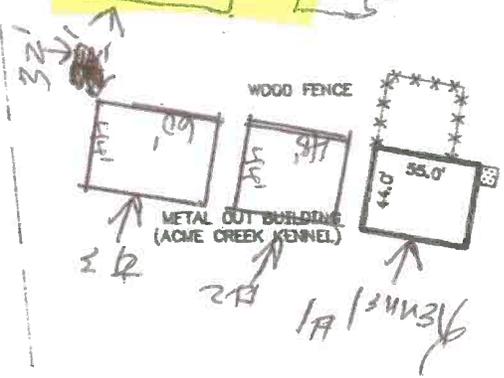
1-STORY FRAME #5311 (SEE DETAIL)



N04°51'00"W

W. 1/8 LINE

1341'



S04°28'00"E

OVERHEAD POWER



GRAND TRAVERSE COUNTY ENVIRONMENTAL HEALTH SOIL EROSION AND SEDIMENTATION CONTROL (SESC) PERMIT

Issued under the authority of Part 91, Soil Erosion and Sedimentation Control, of the Natural Resources and Environmental Protection Act, (1994 PA 451, as amended) and/or Grand Traverse County SESC Ordinance.

Property Owner (Permittee): THOMAS FINCH
Mailing Address: 3511 BUNKER HILL RD
City, State, Zip: Williamsburg, MI 49690
Phone: 231-357-2721

Permit #: 18-00118
Type: RESIDENTIAL
Date Issued: 07/09/18
Site Priority: Moderate (3)
Expiration: 07/09/19
Fee: \$350.00
Receipt #: 45880
Renewal: _____

Contractor/On-Site Responsible Person:
Name: THOMAS FINCH
Mailing Address: 3511 BUNKER HILL RD
City, State, Zip: Williamsburg, MI 49690
Phone: 231-357-2721
Email: TFINCH6@AOL.COM

DEQ PERMIT (if applicable)
Permit #: _____
Issue Date: _____

PROJECT LOCATION
Site Address: 5311 BUNKER HILL RD Township: ACME
Tax Number: 01-101-024-00 Section: 1 Town: 27N Range: 10W
Subdivision: _____ Lot #: _____

PERMITTED ACTIVITY:
EXCAVATION AND GRADING FOR NEW POLE BARN

PERMIT CONDITIONS

1. The permitted activity shall be completed in accordance with the approved plans and specifications, and the attached general and specific conditions.
2. This permit does not waive the necessity for obtaining all other required federal, state, or local permits.
3. Permittee shall notify the permitting agency within one week after completing the permitted activity or one week prior to the permit expiration date, whichever comes first.

THIS PERMIT ALONG WITH THE SOIL EROSION SITE PLAN AND GREEN CARD MUST BE POSTED AT THE PROJECT SITE

GENERAL CONDITIONS

In accordance with Rule 1709 promulgated under the authority of Part 91, Soil Erosion and Sedimentation Control, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, and in addition to the information on the attached plan(s) and special conditions, the following general conditions apply to the earth change authorized by this permit:

- Design, construct, and complete the earth change in a manner that limits the exposed area of disturbed land for the shortest period of time.
- Remove sediment caused by accelerated soil erosion from runoff water before it leaves the site of the earth change.
- Temporary or permanent control measures shall be designed and installed to convey water around, through, or from the earth change at a non-erosive velocity.
- Install temporary soil erosion and sedimentation control measures before or upon commencement of the earth change activity and maintain the measures on a daily basis. Remove temporary soil erosion and sedimentation control measures after permanent soil erosion measures are in place and the area is stabilized. ("Stabilized" means the establishment of vegetation or the proper placement, grading, or covering of soil to ensure its resistance to soil erosion, sliding, or other earth movement.)
- Complete permanent soil erosion control measures for the earth change within five calendar days after final grading or upon completion of the final earth change. If it is not possible to permanently stabilize the earth change, then maintain temporary soil erosion and sedimentation control measures until permanent soil erosion control measures are in place and the area is stabilized.

SPECIFIC CONDITIONS

THIS PERMIT IS APPROVED ACCORDING TO THE SITE PLAN RECEIVED ON JUNE 27, 2018 WITH THE FOLLOWING ADDITIONAL REQUIREMENTS:

- 1. INSTALL SILT AS SHOWN ON SITE PLAN PER MANUFACTURER'S SPECIFICATIONS, PROPERLY TRENCHED 6 INCHES AND ENDS WRAPPED.**
- 2. WITHIN 5 DAYS OF FINAL GRADING, PLACE 4 INCHES OF TOPSOIL, SEED AND STRAW MULCH OVER ALL DISTURBED AREAS.**
- 3. ANY VEGETATION SHALL BE WELL ESTABLISHED AND SHOW SIGNIFICANT GROWTH IN ORDER TO FINAL THIS PERMIT.**



SESC Issuing Sanitarian
MIKE KOLBUSZ, R.S., 231-995-6024

07/09/18
Issue Date

07/10/2018

Grand Traverse County Health Department
2650 LAFRANIER RD
TRAVERSE CITY, MI 49686
231-995-6051

Receipt # 45880

RECEIPT FOR FEES COLLECTED
DATE AND TYPE: 07/10/2018 - Check 6512

RECEIVED FROM:
THOMAS FINCH
3511 BUNKER HILL RD
Williamsburg, MI 49690

SERVICE PROVIDED

FEE PAID

SOIL EROSION PERMIT

\$350.00

Total Amount Received:

\$350.00

Received By: JEAN MAUK

(signature)

Additional Detail / Comments:

5311 BUNKER HILL RD, #18-00118

Parcel Number

28-01-101-024-00

**TOWNSHIP OF ACME
COUNTY OF GRAND TRAVERSE
STATE OF MICHIGAN
LAND USE PERMIT**

This permit must be tacked on building. Any person wilfully destroying this permit before completion of this building will be punished to the full extent of the law.

Date

6/8/2000

Permit Number

2000-39

Permit for Erection of

30' x 48' Pole Building

Property Address

5311 Bunker Hill Road

Comments:

Amount Paid \$

\$40.00

Bond Expires:

Expiration Date

6/8/2001

Related ZBA File:

Related Special Use Permit:

Owner Name/Address

Tom & Carol Finch

Contractor/Agent Name/Address

Zoning Administrator



**ACME TOWNSHIP ZONING BOARD OF APPEALS
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
June 14th, 2017 7:30 p.m.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE (7:30 pm)

ROLL CALL:

Members present: Balentine, Hoxsie, LaSusa, Kuncaitis, Maitland

Members excused: none

Staff present: Winter

A. APPROVAL OF AGENDA:

B. INQUIRY AS TO CONFLICTS OF INTEREST: none

C. CORRESPONDENCE: none

D. PUBLIC HEARINGS:

1. ZBA 2018-01: Non-Use Variance and Extension of Legal Non-Conformity Requests, 3800 Shore Rd, Shawn Merchant
 - LaSusa read the public notice into the record
 - Kuncaitis asked the applicant, Shawn Merchant, to summarize his project and request. Merchant described the project, new garage addition, and additional living space needs. The roof design will be different to cover the existing L-shaped house under one roof. Will include a 24' x 24' basement, storage space above garage addition.
 - Kuncaitis expressed concern about the roof grade towards the neighbor's house to the west and any negative effects from rain runoff. Merchant expressed his desire to use gutters to protect both his and his neighbor's foundations.
 - Tom Beery (6253 Mannor St): asked if any work would extend the building to the south. Merchant confirmed it will not.
 - Karen Beery (6253 Mannor St): expressed concern about fire hazards, rain run-off, basement humidity. Inquired about changing the lot line between the subject property and property to the west.
 - Maitland asked about the Scholl's who live to the west, wondering if they were concerned. The owners do not live at the property, but live in the neighborhood. Merchant claims they have no problem with the proposal.
 - **Motion by Balentine to adopt the findings of the Planning & Zoning Administrator and grant the non-use variance and extension of a legal non-conformity requests to allow the proposed addition as indicated on the site plan submitted by the applicant, Shawn Merchant, for the property located at 3800 Shore Rd, Williamsburg, MI 49690, with the additional requirement that gutters be added. It has been determined that all basic conditions and at least one special condition have been met. Second by LaSusa. Motion carries unanimously.**

E. ADMINISTRATIVE ACTION

1. Approve Zoning Board of Appeals draft minutes from 08/30/17
 - **Motion by LaSusa to adopt the Zoning Board of Appeals draft minutes from 08/30/17. Second by Hoxsie. Motion carries unanimously.**
2. Approve Zoning Board of Appeals 2018 Regular Meeting Schedule
 - **Motion by Maitland to adopt the 2018 Zoning Board of Appeals regular meeting schedule. Second by LaSusa. Motion carries unanimously.**

ADJOURN: (7:40 pm)

Motion by Balentine to adjourn. Second by Hoxsie. Motion carries unanimously.

Election of Officers – Procedure

The general process to be used for the election of officers for the Zoning Board of Appeals is as follows:

1. The Chairperson states that elections for officers shall begin and that each officer shall be elected in turn.
2. The Chairperson opens nominations for the office of Chairperson.
3. Any member of the Planning Commission may nominate any other member for Chairperson.
4. Voting for Chairperson occurs in the order of nomination. The person nominated first is voted upon by roll call vote and if a majority votes in favor of that person being elected as Chairperson, then no more votes are taken. If there is not a majority in favor, then the person nominated second is voted upon, and so on until a nominee is elected by a majority. The nominee recuses him or herself from voting.
5. Steps 2 through 4 are repeated for the Vice Chairperson.