

ACME TOWNSHIP
Zoning Board of Appeals
May 9, 2002

Thursday, 7:30 p.m.
Acme Township Hall
Acme, Michigan

Meeting called to order at 7:30 p.m.

Members present: H. Smith (Acting Chair), L. Belcher, P. Collins,

Members excused: N. Knopf, J. Kuncaitis

Staff Present: S. Corpe, Zoning Administrator/Recording Secretary

1. **Review and approval of the agenda, inquiry as to conflicts of interest:** No conflicts of interest reported.

Motion by Belcher, support by Collins approve agenda as presented. There being no objection, the Chair cast an unanimous ballot.

2. **Correspondence:** None

3. **Reports:**

- a) **Decision from James Christopherson regarding action taken on application #2002-5Z (Hilltop Condominiums) at the April 11, 2002 meeting** (Attachment A included and incorporated by reference): Received and filed.

4. **Hearings:**

- a) **Public Hearing on Application #2002-6Z by John and Irene Stuart for an Extension of a Nonconforming Use pursuant to Section 9.5 to allow for the construction of an 18' x 17' addition and a 20' x 17' addition to the rear of an existing nonconforming single family residence currently zoned R-2, One Family Urban Residential and located at 7402 Deepwater Point Road.** (Attachment B included and incorporated by reference): Belcher read the legal publication into the record. The Stuarts were present in support of their application.

Public Hearing opened at 7:35 p.m.

David Young, 7138 Deepwater Point Road, lives immediately to the south of the subject property. He has reviewed their plans and has no objections

Gerald Fromholz 7420 Deepwater Point Road lives to the north of the subject property, and has no objections to the plans presented.

Public Hearing closed at 7:36 p.m.

Smith made a site visit. He finds that the lot to one side is currently vacant and wooded, and to the other side the home is set back fairly far from the shared lot line.

Belcher asked if the additions would conform to the ordinance requirements. They would be approximately 13' from the side yard lot line. R-2 zoning requires a 10' side yard setback.

Motion by Belcher, support by Collins to approve Application #2002-6Z. Motion carried unanimously.

5. Other Business:

- a) **Discussion/Interpretation regarding Zoning Ordinance Section 5.5, Review of Building Design Near Public Buildings and Sites** (Attachment C included and incorporated by reference): The Board agreed with Corpe's interpretation of Section 5.5 of the Zoning Ordinance, which is that it currently provides for review of new construction near public property but does not provide for review when items not requiring a Land Use Permit, such as repainting, occur.

Motion by Belcher, support by Collins to send to Planning Commission for review. There being no objection, the Chair cast an unanimous ballot.

- b) **Information and Registration form for "The ABCs of ZBAs" seminar offered by the Michigan Townships Association** (Attachment D included and incorporated by reference): The seminar looks useful, but none of the board members will be able to work it into their schedules. If offered again, some may try to attend.

6. **Approval of minutes from the April 11, 2002 regular meeting** (Attachment E included and incorporated by reference): Regarding the public hearing held about relocation of the Hilltop Condominiums sign, "Motion by Belcher, support by Hoxsie" should read ". . .support by Knopf." Also, the motion should be corrected to include Collins among those voting yes.

Motion by Collins, support by Belcher to approve the minutes of the April 11, 2002 meeting as corrected. Motion carried unanimously.

Meeting adjourned at 7:55 p.m.