

ACME TOWNSHIP
Zoning Board of Appeals
March 13, 2008

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

Meeting called to Order at 7:33 p.m.

Members present: J. Kuncaitis (Chair), D. Krause, D. Smith

Members excused: L. Belcher,

Staff present: J. Hull, Zoning Administrator
N. Edwardson/Recording Secretary

1. **Review and approval of the agenda, inquiry as to conflicts of interest:** None

2. **Correspondence:**

3. **Reports:** None

4. **Hearings:**

a) **Application # 2008-01Z for George & Lauri Varga, 7801 Woodward Rd, Williamsburg, for a variance of Section 7.2.3.(2), Accessory Buildings, which prohibits accessory buildings in any residential front yard.**

Kuncaitis read the published hearing notice into the record. Hull said the property is divided by a private access easement, which creates a problem in defining front-, side-, and rear yards. Hull said the applicants seek to build a detached garage in their front yard. The applicant would also like to re-locate the access easement, as indicated on the drawings.

Varga introduced himself and his wife, Lauri. He said there is an unusual situation with his property, in that it is currently bisected by Woodward Road, a private easement which serves 7 residences. He said this creates a western part, on which his house is located, and an eastern part, which does not fit any of the definitions in the current zoning ordinance for a side, rear or front yard. It is on this eastern part that they would like to construct the one-story garage, approximately 26'x 38'. Varga is proposing a 20' setback for the garage from the proposed relocation of the road.

Kuncaitis opened the floor for public comment. Lawrence and Katherine Murray, 7791 Peaceful Valley Road, were present and expressed concerns that the proposed garage will block their view of the bay. Murrays had pictures showing the blocking of their view. Discussion followed. Hull illustrated on the property tax map the changes that would occur.

MOTION BY KRAUSE TO APPROVE APPLICATION PERMIT 2008-01Z, FOR A ACCESSORY BUILDING IN THE FRONT YARD AND TO APPROVE A 20' SETBACK FOR THE GARAGE. SMITH SECONDED. MOTION PASSED UNANIMOUSLY.

- b) **Application # 2008-02Z for Mark Sedgewick, 5555 Bunker Hill Road,** for an interpretation and variance of Section 6.7.2.A, (Special land uses in) B-2 General Business, which allows residential dwellings above the first Floor, and located at 4263 E. M-72, the "Sand Trap." Kuncaitis read the public notice into the record. Hull said the applicant seeks to open one or more businesses in the Sand Trap building. In doing do, he also wished to make the downstairs/walkout story into his principal residence. Kuncaitis opened the discussion for public comment. Steve Fox, Attorney for the Sedgewicks, said that Hull has addressed the issues in his report to the ZBA. Fox gave a brief overall view of the proposed project. Gary Wilson, one of the owners of the Sand Trap was there to offer his support for the project.

MOTION BY KRAUSE TO APPROVE APPLICATION #2008-02Z, WHICH MEETS ZONING ORDINANCE, SECTION 6.7.2A USES AUTHORIZED BY SPECIAL USE PERMIT, #2 AND 20. SMITH SECONDED. MOTION CARRIED UNANIMOUSLY.

5. OTHER BUSINESS:

- a) **Approval of 2008 ZBA Schedule**

MOTION BY SMITH. SECONDED BY KRAUSE TO APPROVE THE 2008 ZBA SCHEDULE. MOTION CARRIED UNANIMOUSLY.

- b) **ZBA Chairman's 2008 Goals**

Kuncaitis reviewed his goals for the year. He encouraged members to attend at least one education seminar that is instrumental in ZBA policy or use and also to attend at least one Planning Commission meeting to understand what goes into creating Acme's Zoning policies. He also asked that in the ZBA application form to include property owner's permission to allow ZBA members to visited the listed site. Township Manager, Vreeland, made that additional information available in the application packet.

- c) **Election of Officers**

MOTION BY SMITH. SECONDED BY KRAUSE TO APPOINT KUNCAITIS AS CHAIR OF ZBA. MOTION CARRIED UNANIMOUSLY.

Kuncaitis said that we will not vote on a co-chair at this time. We are currently looking for new members and until a few more positions are

filled we will wait. Smith mentioned a man who he knew that he wants to talk to about becoming a ZBA member.

Meeting adjourned 9:20 p.m.