

ACME TOWNSHIP
Zoning Board of Appeals
May 12, 2005

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

Meeting called to Order at 7:34 p.m.

Members present: J. Kuncaitis (Chair), L. Belcher, P. Collins, D. Krause, D. Smith

Members excused: None

Staff Present: S. Corpe, Office & Planning Coordinator/Recording Secretary

1. **Review and approval of the agenda, inquiry as to conflicts of interest:** Agendad approved. No conflicts of interest noted.
2. **Correspondence:** None
3. **Reports:** None
4. **Hearings:**
 - a) **Public hearing regarding Application #2005-8Z by Nick Seraphinoff, 10069 Kay Ray Road, seeking a variance of §7.2.3(2) Accessory Buildings which proscribes erecting accessory buildings in any front yard** (Attachment A included and incorporated by reference): Belcher read the public hearing notice into the record. Kuncaitis noted that this is a waterfront parcel of land and that while the Zoning Ordinance defines the front of a lot as abutting the road serving the lot, most waterfront property owners consider the waterfront side of their land to be the front. In this instance the house is close to the water. The proposed accessory structure is, a storage shed with adjacent kennel for two older dogs who are pets. Mr. Seraphinoff, the applicant, stated that there is no intention to board or breed dogs as a commercial venture. The shed would be wood-sided with a barn-style roof.

Kuncaitis noted that a variance was approved for this property in 1989 for an addition to the home. He also noted that an e-mail was received this afternoon but the source is anonymous, so it would be inappropriate to read it into the record or consider it.

Public Hearing opened at 7:45 p.m.

Claudia Kuncaitis, Sayler Road, asked what the dogs will do if the weather is inclement. Mr. Seraphinoff stated that his dogs are setters he uses for hunting. They have a doghouse in which they can shelter that would be inside the dog run.

Public Hearing closed at 7:46 p.m.

Smith noted that he made a visit to the site, which has a nice home, and noted a kennel on the premises. Mr. Seraphinoff stated that he and his wife are in the process of moving from Tawas, and after they closed on the house he brought the dog kennel over so that while he was at the property during the winter the dogs would have shelter. Smith also asked if the Seraphinoffs are aware of any deed restrictions in their neighborhood. They are not.

Motion by Krause, support by Smith to approve Application #2005-8Z by Nick Seraphinoff to permit construction of an accessory structure within a front yard, referencing the survey drawing for Good Harbor Construction indicating that the structure will not be within the power line right-of-way. All Basic Conditions and Special Condition A having been found to be met. Motion carried unanimously.

5. **Other Business:** None
6. **Approval of minutes from the April 14, 2005 regular meeting** (Attachment B included and incorporated by reference):

Motion by Belcher, support by Collins to approve the minutes of the April 14, 2005 meeting as presented. Motion carried unanimously.

Meeting adjourned at 7:54 p.m.