

A legally advertised meeting was called to order in the Denton Township Hall by Chairman Lloyd Bonzo at 9:35 a.m.

Board Members Present: Chairman Lloyd Bonzo, Lynn Baese, Carl Seils, Morry McLain and Gail Kukuk.

Board Members Absent: None.

Others Present: James Langer, Jeff & Julie Langer, Dixie Rader, Zoning Administrator Rachael Barnes and Secretary Theresa Wagner.

Motion by Seils supported by McLain to approve the minutes of the last Zoning Board of Appeals meeting held August 11, 2017.

Ayes 5 Nays 0 Motion Carried.

Chairman Bonzo read the following guidelines to be followed:

The Zoning Administrator will give the staff presentation.

The applicant or his agent will state his case fully and furnish the Zoning Board of Appeals with pertinent information concerning this request.

Following the presentation by the applicant, comments from the audience will be accepted under the following guidelines:

1. All statements or questions from the floor must be directed through the Chairperson.
2. Presentations from the floor will be limited to 5 minutes or less.
3. Each person making a statement will be asked to state their name and address.
4. The Zoning Board reserves the right to question any speaker.
5. Be as brief and factual as possible.
6. Please refrain from repeating what has been said before and please do not involve personalities.
7. Those in favor of the request will be heard first.
8. Those opposing the request will be heard last.

At the conclusion of the floor presentations, the chairperson will close the meeting to the public, and the Zoning Board will deliberate the matter and arrive at a decision at today's meeting. (Copies of these rules are available on the table).

**Case #2017-008ZBA.**

James Langer requested a variance to allow him to keep an attached 12'x 28' accessory shed built without permits, on property located at 1770 E. Houghton Lake Dr., Houghton Lake (72-003-495-021-0000). This accessory building put them over the allowed square footage by 516 sq. ft.

Zoning Administrator Rachael Barnes stated the accessory building was found during field inspections for the assessor. He was sent a violation letter. There were no land use permits or building permits pulled for the structure.

Mr. Langer stated he had initially put a roof out over the area to cover his dogs, then added walls to make it a dog kennel for his five (5) Hare hound dogs. He stated the neighbors had complained of barking, etc., so decided to enclose the structure for this reason. He didn't think he needed a permit to just put the walls up. Discussion followed.

Three (3) letters were received all in favor of allowing the accessory dog kennel to stay, as they would rather have that than the dogs barking outside.

Chairman Bonzo asked for comments from the floor for or against the request. There were none.

The meeting closed to the floor at 9:45 a.m.

Chairman Bonzo asked for comments from the Board.

Baese stated it looks like the garage was added on to at some time, then a roof extended out from that, then that enclosed recently. He feels it is too big of a variance to allow this structure to stay. If he would have come in for a Land Use Permit as required, he would have been informed of the rules, and therefore is not in favor of the variance.

Seils agreed, stated that with no permits, i.e. footings, approvals, etc., he is not in favor of the request.

Kukuk and Chairman Bonzo also agreed, stating the request is well over the amount of accessory building allowed.

After discussion,

Motion by Seils supported by Baese to deny the request of James Langer for a 516 sq. ft. variance allowing him to keep an attached 12'x 28' accessory shed built without permits, on property located at 1770 E. Houghton Lake Dr., Houghton Lake, (72-003-495-021-0000), putting him over the allowed square footage, as requested.

Ayes 5 Nays 0 Motion Carried.

Discussion followed on alternate ideas. No action taken.

There being no further business,  
The meeting adjourned at 9:58 a.m.

Respectfully submitted,

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Theresa M. Wagner, Secretary