



DEXTER TOWNSHIP

ZONING BOARD OF APPEALS

6880 DEXTER-PINCKNEY ROAD
DEXTER, MI 48130

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DONALD DARNELL,
CHAIR

JAMES DROLETT,
VICE CHAIR

MARY ADAMS,
SECRETARY

JIM CORMIER, ALT
STEVE BURCH ALT.

DeNETTE Bolyard,
RECORDING SECRETARY

AGENDA

November 5, 2013

6:00 P.M.

I. Call to Order

II. Pledge of Allegiance

III. Approval of Agenda

IV. Public Comment – Non-Agenda Items

V. Action Items:

Item #1

1. Introduction of the case

- a. **Appeal Number:** 13-ZBA-781
 - b. **Applicant Name(s):** Michael & Kathy Staebler
 - c. **Address:** 4644 Birch Lane
 - d. **Property Tax ID:** 04-26-200-034
 - e. **Reading of persons noticed or reference to the notice list on file**
 - f. **Purpose of Variance Request:** petition for two developmental-standard variances to construct a new accessory building. Variances are for a *reduced front-yard (road) setback of sixty-seven (67) feet rather than the four hundred ninety-two (492) feet required* and an *increased accessory building coverage of one point eight (1.8) percent rather than the one (1) percent allowed.*
2. **Report from the Director of Planning & Zoning (DPZ)**
 3. **ZBA Q&A with the DPZ**
 4. **Applicant presentation and Q&A with the ZBA**
 5. **OPEN PUBLIC HEARING ON AGENDA ITEM**
 - a. **Reading of letters into the record**
 - b. **Comments from public in attendance (SEE PUBLIC COMMENT POLICY ON THE LAST PAGE)**
 6. **CLOSE PUBLIC HEARING ON AGENDA ITEM**
 7. **ZBA deliberations and Standards of Review**
 8. **Motions by the ZBA**

Item #2

- 1. Introduction of the case**
 - a. **Appeal Number:** 13-ZBA-782
 - b. **Applicant Name(s):** Scott Simon
 - c. **Address:** 9303 Huron River Drive
 - d. **Property Tax ID:** 04-13-100-019
 - e. **Reading of persons noticed or reference to the notice list on file**
 - f. **Purpose of Variance Request:** petitions for *two developmental-standard variances* to construct a new accessory building. Variances are for a *reduced front-yard (road) setback of one hundred eight (180) feet rather than the two hundred (200) feet required* and a *reduced side-yard setback of seven (7) feet rather than the fifteen (15) feet required.*
- 2. Report from the Director of Planning & Zoning (DPZ)**
- 3. ZBA Q&A with the DPZ**
- 4. Applicant presentation and Q&A with the ZBA**
- 5. OPEN PUBLIC HEARING ON AGENDA ITEM**
 - a. **Reading of letters into the record**
 - b. **Comments from public in attendance (SEE PUBLIC COMMENT POLICY ON THE LAST PAGE)**
- 6. CLOSE PUBLIC HEARING ON AGENDA ITEM**
- 7. ZBA deliberations and Standards of Review**
- 8. Motions by the ZBA**

Item #3

- 1. Introduction of the case**
 - a. **Appeal Number:** 13-ZBA-783
 - b. **Applicant Name(s):** Pinckney Territorial LLC
 - c. **Address:** 7036 Dexter Pinckney Rd.
 - d. **Property Tax ID:** 04-13-300-018
 - e. **Reading of persons noticed or reference to the notice list on file**
 - f. **Purpose of Variance Request:** petitions to *to appeal a decision* by the Director of Planning & Zoning that *signs do not comply with the Zoning Ordinance* and a *site plan is required for a commercial use and prior to issuance of a Zoning Permit for a commercial use.*
- 2. Report from the Director of Planning & Zoning (DPZ)**
- 3. ZBA Q&A with the DPZ**
- 4. Applicant presentation and Q&A with the ZBA**
- 5. OPEN PUBLIC HEARING ON AGENDA ITEM**
 - a. **Reading of letters into the record**
 - b. **Comments from public in attendance (SEE PUBLIC COMMENT POLICY ON THE LAST PAGE)**
- 6. CLOSE PUBLIC HEARING ON AGENDA ITEM**
- 7. ZBA deliberations and Standards of Review**
- 8. Motions by the ZBA**

Item #4

- 1. Introduction of the case**
 - a. **Appeal Number:** 13-ZBA-784
 - b. **Applicant Name(s):** Wade & Kim Wines
 - c. **Address:** 8611 Stinchfield Woods Rd.
 - d. **Property Tax ID:** 04-11-100-012/013
 - e. **Reading of persons noticed or reference to the notice list on file**
 - f. **Purpose of Variance Request:** petition for *two developmental-standard variances* to construct a house addition. Variances are for a **reduced front-yard (road) setback of twenty-three (23) feet rather than the thirty-five (35) feet required** and a **reduced front-yard (water) setback of forty-eight (48) feet rather than the fifty (50) feet required**.
- 2. Report from the Director of Planning & Zoning (DPZ)**
- 3. ZBA Q&A with the DPZ**
- 4. Applicant presentation and Q&A with the ZBA**
- 5. OPEN PUBLIC HEARING ON AGENDA ITEM**
 - a. **Reading of letters into the record**
 - b. **Comments from public in attendance (SEE PUBLIC COMMENT POLICY ON THE LAST PAGE)**
- 6. CLOSE PUBLIC HEARING ON AGENDA ITEM**
- 7. ZBA deliberations and Standards of Review**
- 8. Motions by the ZBA**

Item #5

- 1. Introduction of the case**
 - a. **Appeal Number:** 13-ZBA-785
 - b. **Applicant Name(s):** Robert Nowak & John Levandowski
 - c. **Address:** 9160 McGregor Rd
 - d. **Property Tax ID:** 04-01-480-011
 - e. **Reading of persons noticed or reference to the notice list on file**
 - f. **Purpose of Variance Request:** petition for *three developmental-standard variances* to construct a new house. Variances are for a **reduced front-yard (road) setback of forty (40) feet rather than the one hundred (100) feet required**, a **reduced rear-yard setback of six (6) feet rather than the thirty (30) feet required**, and a **reduced waterbody setback of twenty-six (26) feet rather than the fifty (50) feet required**.
- 2. Report from the Director of Planning & Zoning (DPZ)**
- 3. ZBA Q&A with the DPZ**
- 4. Applicant presentation and Q&A with the ZBA**
- 5. OPEN PUBLIC HEARING ON AGENDA ITEM**
 - a. **Reading of letters into the record**
 - b. **Comments from public in attendance (SEE PUBLIC COMMENT POLICY ON THE LAST PAGE)**
- 6. CLOSE PUBLIC HEARING ON AGENDA ITEM**
- 7. ZBA deliberations and Standards of Review**
- 8. Motions by the ZBA**

Rules of Procedure: Public Comment/Input Policy

PUBLIC COMMENT/INPUT POLICY

1. Speakers shall address the ZBA from the front table/lectern and begin by stating their name and address.
2. Speakers are encouraged to be as factual and brief as possible, and to restrict comments to the application and property under consideration.
3. Speakers shall address all comments and questions to the Chair.
4. Speakers may address the ZBA more than once, but subsequent comments must bring new information, correct the record, or raise new questions.
5. If there are numerous people in the audience who would like to comment on an issue, and it is known that all share the same opinion, it is requested that a spokesperson be selected to speak for the entire group. If this arrangement cannot be made, it may be necessary for the Chair to restrict each speaker to a limited time in order that all may be heard.
6. Members of the ZBA may question any speaker to gather information.
7. Off-topic comments and interruptions from members of the audience shall be ruled out of order.

VI. Public Comment –

VII. Approval of Previous Meeting Minutes- October 1, 2013

VIII. Concerns of ZBA Members, DPZ, and Recording Secretary

IX. Adjournment