



DEXTER TOWNSHIP

ZONING BOARD OF APPEALS

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JANIS MILLER
RECORDING SECRETARY

AGENDA

September 5, 2017

6:00 pm

- 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	Petition Number:	(17-ZBA-834) Jackson
b	Applicant(s):	Mark & Chantel Jackson
c	Project Description:	Detached accessory building addition
d	Petition Description:	<i>Reduced rear-yard setback of nine point five (9.5) feet rather than the twenty-two point five (22.5) feet required. Reduced setback is from the lot line to the east.</i>
e	Property Location:	13436 North Lake (D-04-17-200-003)

- 2. Report from the Director of Planning & Zoning
- 3. Zoning Board of Appeals Q&A with the Director of Planning & Zoning
- 4. Applicant presentation and Q&A with the Zoning Board of Appeals
- 5. OPEN PUBLIC HEARING ON AGENDA ITEM
 - a. Reading of letters into the record
 - b. Comments from public in attendance (***SEE PUBLIC COMMENT/INPUT POLICY ON THE LAST PAGE***)
- 6. CLOSE PUBLIC HEARING ON AGENDA ITEM
- 7. Zoning Board of Appeals deliberations and Standards of Review
- 8. Motions by the Zoning Board of Appeals

Item #2

1. Introduction of the case

a	Petition Number:	(17-ZBA-835ABCDEFG) Ore Creek
b	Applicant(s):	OC3 Holdings LLC
c	Project Description:	Commercial hard cider facility A) <i>Reduced queuing distance of zero (0) feet rather than the fifty (50) feet required.</i> Reduced distance is from McGregor to the west; B) <i>Increased driveway width of one hundred seventy-nine (179) feet rather than the thirty-six (36) feet allowed.</i> Increased length is along the McGregor right-of-way; C) <i>Reduced front-yard setback of zero (0) feet rather than the eighty (80) feet required for parking.</i> Reduced setback is from McGregor to the west;
d	Petition Description:	D) <i>Reduced side-yard setback of seven point three (7.3) feet rather than the thirty (30) feet required.</i> Reduced setback is from the northern lot line; E) <i>Reduced rear-yard setback of eight (8) feet rather than the sixty (60) feet required.</i> Reduced setback is from the eastern lot line; F) <i>No screening between a loading/unloading area and a public thoroughfare.</i> Public thoroughfare is McGregor; and G) <i>Loading/unloading area within required front, side, and rear yard setbacks.</i> Required setbacks are from the western, northern, and eastern lot lines.
e	Property Location:	9280 McGregor (D-04-01-480-004)

2. Report from the Director of Planning & Zoning
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 - a. Reading of letters into the record
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VI. Public Comment-

VII. Approval of Previous Meeting Minutes- August 8, 2017

VIII. Concerns of Zoning Board of Appeals Members, Director of Planning & Zoning, and Recording Secretary

IX. Adjournment

1. Speakers shall address the Zoning Board of Appeals 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 Chairperson.
4. Speakers may address the Zoning Board of Appeals 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 Chairperson to restrict each speaker to a limited time in order that all may be heard.
6. Members of the Zoning Board of Appeals may question any speaker to gather information.
7. Off-topic comments and interruptions from members of the audience shall be ruled out of order.