



DEXTER TOWNSHIP

ZONING BOARD OF APPEALS

6880 DEXTER-PINCKNEY ROAD
DEXTER, MI 48130

TELEPHONE: 734-426-3767
FAX: 734-426-3833

WWW.DEXTERTOWNSHIP.ORG

BROOK SMITH
CHAIRPERSON
BETH FILIP
VICE CHAIRPERSON
JAY HOLLAND
SECRETARY
JAMES DROLETT
MARTY STRAUB
DON DARNELL (ALTERNATE)

JANIS MILLER
RECORDING SECRETARY

AGENDA

April 7, 2020
6:00 pm

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Approval of Minutes- April 7, 2020
5. Public Comment (*Non-agenda Items*)

6. Public Hearing Procedure Review
7. Action Items

Item #1

a. Introduction of the case

a	Petition Number:	(20-ZBA-881A) Johnson
b	Applicant(s):	Elizabeth Johnson
c	Project Description:	Addition for attached garage
d	Petition Description:	A) Reduced Waterbody setback Thirty-Four point Seven (34.7) feet rather than the fifty (50) feet required;
e	Property Location:	13761 N. Lake Rd. (D-04-18-133-004)

- b. Conflict of Interest/Ex-parte Contact Review
- c. Staff Presentation and Zoning Board of Appeals Member Questions
- d. Petitioner Presentation and Zoning Board of Appeals Member Questions
- e. Public Hearing (*no public participation on agenda item after public hearing is closed*)
 - i. Reading of letters into the record
 - ii. Comments from public in attendance (*see Public Comment/Input Policy on the last page*)
- f. Zoning Board of Appeals deliberations and Standards of Review
- g. Action on Petition- Motions by the Zoning Board of Appeals

Item #2

a. Introduction of the case

a	Petition Number:	<u>(20-ZBA-882AB) Kopystynsky</u>
b	Applicant(s):	Andrew Kopystynsky
c	Project Description:	Single Family House a) Reduced Waterbody setback of Twenty-Four (24) feet rather than the 50 feet required.
d	Petition Description:	b) Reduce Front Setback of Seven (7) feet rather than the 25 feet required.
e	Property Location:	9673 Lakeview Dr. (D-04-06-205-001)

b. Conflict of Interest/Ex-parte Contact Review

c. Staff Presentation and Zoning Board of Appeals Member Questions

d. Petitioner Presentation and Zoning Board of Appeals Member Questions

e. Public Hearing *(no public participation on agenda item after public hearing is closed)*

- i. Reading of letters into the record
- ii. Comments from public in attendance *(see Public Comment/Input Policy on the last page)*

f. Zoning Board of Appeals deliberations and Standards of Review

g. Action on Petition- Motions by the Zoning Board of Appeals

Item #3

a. Introduction of the case

a	Petition Number:	<u>(20-ZBA-880-ABCDEFGH) Blakeney</u>
b	Applicant(s):	Robert Blakeney
c	Project Description:	New Garage A) Reduced front-yard (road) setback of eighteen (18) feet rather than the eighty (80) feet required. (Previously 18.6 feet) B) Reduced side setback to three point six eight (3.68) feet (previously 3.1 feet) rather than the five feet required. C) Increased lot coverage to 32% rather than the 25% allowed. D) Increased accessory building lot coverage of seven hundred forty-seven (747) feet rather than the one hundred (100) feet allowed. (Previously 371 square feet)
d	Petition Description:	E) Increased accessory building wall elevation width of twenty-six (26) feet rather than the ten (10) feet allowed. F) Increased accessory building wall elevation width of twenty-four (24) feet rather than the ten (10) feet allowed. G) Increased accessory building wall height of Nineteen point four (19.4) feet rather than the six (6) feet allowed. H) Increased accessory building roof peak height of twenty-four point seven (24.7) feet rather than the eight (8) feet allowed.
e	Property Location:	9235 McGregor Rd. (D-04-01-407-029)

b. Conflict of Interest/Ex-parte Contact Review

c. Staff Presentation and Zoning Board of Appeals Member Questions

- d. **Petitioner Presentation and Zoning Board of Appeals Member Questions**
- e. **Public Hearing** (*no public participation on agenda item after public hearing is closed*)
 - i. Reading of letters into the record
 - ii. Comments from public in attendance (*see Public Comment/Input Policy on the last page*)
- f. **Zoning Board of Appeals deliberations and Standards of Review**
- g. **Action on Petition-** Motions by the Zoning Board of Appeals

Public Comment (*Non-agenda Items*)

- 8. **Concerns of Zoning Board of Appeals Members, Director of Planning and Zoning, and Recording Secretary**
- 9. **Adjournment**

PUBLIC COMMENT/INPUT POLICY

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 are limited to three minutes each. The Chairperson has the discretion to extend the time.
5. Members of the audience sharing similar positions may caucus and select a single spokesperson, who may speak for up to five minutes. The Chairperson has the discretion to extend the time.
6. 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.
7. Members of the Zoning Board of Appeals may question any speaker to gather information.
8. Off-topic comments and interruptions from members of the audience shall be ruled out of order.