



# DEXTER TOWNSHIP

## ZONING BOARD OF APPEALS

6880 DEXTER-PINCKNEY ROAD  
DEXTER, MI 48130

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CHAIRPERSON  
BETH FILIP  
VICE CHAIRPERSON  
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SECRETARY  
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JANIS MILLER  
RECORDING SECRETARY

## AGENDA

### September 1, 2020

### 6:00 pm

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Approval of Minutes- August 6, 2020
5. Public Comment (*Non-agenda Items*)

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6. Public Hearing Procedure Review
  7. Action Items

#### Item #1

#### Introduction of the case

|                       |  |
|-----------------------|--|
| Petition Number:      | <u>(20-ZBA-885A)</u>   |
| Applicant(s):         | Ed Conrad  |
| Project Description:  | Detached accessory structure   |
| Petition Description: | <b>a) Increase Accessory Structure Lot Coverage to 1,700 square feet rather than the 1000 square feet allowed.</b> |
| Property Location:    | 13766 Orchard Rd. (D-04-20-200-035)  |

- a. Conflict of Interest/Ex-parte Contact Review
- b. Staff Presentation and Zoning Board of Appeals Member Questions
- c. Petitioner Presentation and Zoning Board of Appeals Member Questions
- d. 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*)
- e. Zoning Board of Appeals deliberations and Standards of Review
- f. Action on Petition- Motions by the Zoning Board of Appeals

**Item #2**

**Introduction of the case**

|                              |   |
|------------------------------|---|
| <b>ii. Petition Number:</b>  | <u>(20-ZBA-884ABCDE)</u>  |
| <b>Applicant(s):</b>         | Lee Arend   |
| <b>Project Description:</b>  | Pole Barn   |
| <b>Petition Description:</b> | <b>a) Reduced front setback of fourteen point two five (14.25) feet rather than the 80 feet required. (N. Territorial)</b><br><b>b) Reduced front setback of twenty-four point five (24.5) feet rather than the 35 feet required. (Westbourne Rd.)</b><br><b>c) Reduced front setback of fourteen point two five (14.25) feet rather than the 200 feet required. (N. Territorial)</b><br><b>d) Reduced front setback of twenty-four point five (24.5) feet rather than the 200 feet required. (Westbourne Rd.)</b><br><b>e) Increase accessory structure lot coverage to 8,750 square feet rather than the 3,750 square feet allowed.</b> |
| <b>Property Location:</b>    | 13893 N. Territorial Rd. (D-04-19-132-001)  |

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

**Item #3**

**Introduction of the case**

|                              |   |
|------------------------------|---|
| <b>Petition Number:</b>      | (20-ZBA-886ABC)   |
| <b>Applicant(s):</b>         | David Lubin   |
| <b>Project Description:</b>  | Second floor addition   |
| <b>Petition Description:</b> | <b>a) Reduced Waterbody setback (for second story) of Thirty (30) feet rather than the 50 feet required.</b><br><b>b) Reduced Waterbody setback (for second story balcony) of Twenty-Five (25) feet rather than the 50 feet required.</b><br><b>c) Reduced front setback of two point four (2.4) feet rather than the 25 feet required.</b> |
| <b>Property Location:</b>    | 9323 Anne St. (D-04-03-207-006)   |

- a. Conflict of Interest/Ex-parte Contact Review**
- b. Staff Presentation and Zoning Board of Appeals Member Questions**
- c. Petitioner Presentation and Zoning Board of Appeals Member Questions**
- d. 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)*
- e. Zoning Board of Appeals deliberations and Standards of Review**
- f. Action on Petition-** Motions by the Zoning Board of Appeals

**Item #4**

**Introduction of the case**

|                              |   |
|------------------------------|---|
| <b>Petition Number:</b>      | (20-ZBA-881ABCD)  |
| <b>Applicant(s):</b>         | Elizabeth Johnson   |
| <b>Project Description:</b>  | Attached garage   |
| <b>Petition Description:</b> | <b>a) Reduced Waterbody setback (for Garage) of Thirty-Four Point Nine (34.9) feet rather than the 50 feet required.</b><br><b>b) Reduced Waterbody setback (for Deck) of Thirty-One Point Five (31.5) feet rather than the 50 feet required.</b><br><b>c) Reduced front setback of eleven point one (11.1) feet rather than the 50 feet required.</b><br><b>d) Reduced front setback of eleven point three (11.3) feet rather than the 50 feet required.</b> |
| <b>Property Location:</b>    | 13761 North Lake Road. (D-04-18-133-004)  |

- a. Conflict of Interest/Ex-parte Contact Review**
- b. Staff Presentation and Zoning Board of Appeals Member Questions**
- c. Petitioner Presentation and Zoning Board of Appeals Member Questions**
- d. 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)*
- e. Zoning Board of Appeals deliberations and Standards of Review**
- f. 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.

