



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, *ALT.*
CHANDRA HURD, *ALT.*

JANIS MILLER
RECORDING SECRETARY

REGULAR MEETING MINUTES OF THE ZONING BOARD OF APPEALS

Meeting conducted via video conferencing

Tuesday July 7, 2020

Members present: Chairperson Brook Smith, Vice-Chairperson Beth Filip, Secretary Jay Holland, Jim Drolett, and Marty Straub. Absent: None.

Also present: David Rohr, Director of Zoning and Planning; and Janis Miller, Recording Secretary.

- 1. Call to Order and Pledge of Allegiance:** Call to order at 6:06 pm, Pledge omitted due to teleconferencing.
- 2. Approval of Agenda:** Without additions or corrections, Chairperson Smith deemed agenda approved as submitted.
- 3. Approval of Minutes:**
Motion by Filip to approve the June 2, 2020 minutes as amended. Motion second by Straub.
Roll Call Vote: Yeas – Straub, Filip, Drolett, Holland, Smith; Nays – none; Absent - none.
Motion carried 5-0.
- 4. Public Comment – Non-Agenda Items:** None
- 5. Action Items:**

Item #1 3 (20-ZBA-880ABCDEFGH) Robert Blakeney, 9235 McGregor Road, Pinckney

Variances: for a new garage

- Reduced front-yard (road) setback of nineteen (19) feet (previous 18.6 feet) rather than the eighty (80) feet required,
- Reduced side setback to three point six eight (3.68) feet (previous 3.1 feet) rather than the five (5) feet required,
- Increased lot coverage to thirty-two (32%) percent rather than the twenty-five (25%) allowed,
- Increased accessory building lot coverage of seven hundred forty-seven (747) feet (previous 371 square feet) rather than the one hundred (100) feet allowed,
- Increased accessory building wall elevation width of twenty-six (26) feet rather than the ten (10) feet allowed,
- Increased accessory building wall elevation width of twenty-four (24) feet rather than the ten (10) feet required,

- G) Increased accessory building wall height of eighteen-point three (18.3) feet rather than the six (6) feet allowed,
- H) Increased accessory building roof peak height of twenty-three (23) feet rather than the eight (8) feet allowed.

a. **Conflict of Interest/Ex-parte Contact Review:** None

b. **Staff Presentation and Questions from ZBA members:**

DZP Rohr summarized the staff report and answered questions from the ZBA members.

c. **Petitioner Presentation and Questions from ZBA members:**

Mr. and Mrs. Blakeney, along with their builder Bruce Donovan, summarized their modified application for a new garage, and answered questions from the ZBA members.

d. **Public Comment: Opened 6:43 pm**

i. **letters and/or emails**

ii. **comments from public in attendance: none**

Public Comment: Closed 6:43 pm

d. **Zoning Board of Appeals deliberations and Standards of Review:**

Need to consider home occupancy of a two-story garage. As second story will be used for business there is a concern about getting delivery trucks off the road. Noted that when the applicants built the house, they could have built the garage with fewer variance requests. Continued concern regarding the size of the garage structure. The requested variance is for three times the elevation the Zoning Ordinance allows. Roof pitch of garage is to match roof pitch of house. The practical difficulty is the narrow lot, the large house design was by choice. Is this lot coverage request a reasonable amount to address practical difficulty?

7:44 Recess

7:50 Back on Record

Standards of Review:

See Attachment

e. **Motion by Zoning Board of Appeals:**

Motion by Drolett to deny the variance request for (20-ZBA-880-ABCDEFGH) Blakeney. Motion second by Filip.

Roll Call Vote: Yeas – Straub, Filip, Drolett, Holland, Smith: Nays - None: Abstain- - None: Absent – None. Motion carried 5-0.

6. **Public Comment:** None

7. **Concerns of ZBA Members, DPZ, and Recording Secretary:**

DZP Rohr: Next month's ZBA meeting will be Thursday, August 6th, due to Elections.

Holland: It would be helpful when an applicant brings in their application to have a diagram of the neighboring structures within ten (10) feet of the applicant's property line. Also, would it be possible to change the day of the ZBA meetings as four monthly meetings fall the day after a national holiday. **Drolett** responded that the meeting dates were set by the Township Board and he would bring it to the Boards attention. **Smith** noted that getting the ZBA packets earlier would be helpful.

8.. **Adjournment**

Chairperson Smith declared the meeting adjourned at 8:17 p. m.

Respectfully submitted,

Jay Holland, Secretary

Janis Miller, Recording Secretary