



# DEXTER TOWNSHIP

## ZONING BOARD OF APPEALS

6880 DEXTER-PINCKNEY ROAD  
DEXTER, MI 48130

TELEPHONE: 734-426-3767  
FAX: 734-426-3833  
WWW.TWP-DEXTER.ORG

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RECORDING SECRETARY

## AGENDA

### January 9, 2007

- I. Call to Order
- II. Pledge of Allegiance
- III. Approval of Agenda
- IV. Public Comment – Non Agenda Items
- V. Action Items:
  - 1) Election of Officers
  - 2)

<b>Appeal Number:</b>	06-ZBA-650
<b>Property Tax ID:</b>	04-13-100-021
<b>Applicant Name(s):</b>	John & Jane Kelly (Owners)/ Susan Bryan (Landscape Architect)
<b>Property Address:</b>	9449 Huron River Drive

<b>Appeals Requested Per Submitted ZBA Application:</b>	
<b>Section</b>	<b>Description/Notes</b>
4.06.A.2	Administrative Review of Zoning Administrator decision to deny Home Occupation Permit
4.06.A.2	Administrative Review of Zoning Administrator interpretation of on-site operation as “landscape nursery operation.”

The purpose of this variance application is to appeal my decision to deny the owner a home occupation permit. The site is located at 9449 Huron River Drive, Dexter, MI 48130 (parcel 04-13-100-021). The primary use of the site is single family residential. The buildings on the site include a single family home and a detached 40’ x 64’ pole barn. The pole barn is used for storing materials and heavy machinery associated with John Kelly Landscaping. The front (east) portion of the site contains a large area dedicated to the storage of sand, stone, mulch, soil, and firewood. According to the applicant, employees drive to the house, park their vehicles, load a truck, drive the truck off-site, return the truck to the site, and leave at the end of the day. Any land use that includes employee parking, storage and loading of materials, and regular on-site operation of heavy machinery is not a permitted use in the Rural Residential District. Therefore, I denied the Home Occupation Permit application from the applicant and told him that the on-site use was a “landscape nursery operation,” which is a Special Land Use in the Rural Residential District. The applicant has appealed both decisions to the Zoning Board of Appeals. This appeal is in accordance with Section 4.06.A.2 of the Dexter Township Zoning Ordinance, which reads as follows:

**3) By-Laws**

**4) Discussion of handout “Variance Madness”**

**VI. Public Comment:**

**VII. Concerns of Board Members, Zoning Administrator, Recording Secretary**

**VIII. Approval of Meeting Minutes**

**IX. Adjournment**