

CITY OF DEXTER  
ZONING BOARD OF APPEALS MEETING  
7720 Ann Arbor Street  
Dexter Senior Center  
Monday, April 18, 2016, 7:00 pm

**AGENDA**

**A. CALL TO ORDER**

**B. ROLL CALL -MEMBERS:**

P. Mekas, Chair	S. Hansen	J. Rush	B. Gray, Alternate
M. Schmid- PC Rep.	Zach Michels- Ex-officio		C. Wallaker, Alternate

**C. APPROVAL OF MINUTES – March 17, 2016 Regular meeting minutes** **Pg. 1-2**

**D. APPROVAL OF THE AGENDA**

**E. STAFF REPORT (with attachments)** **Pg. 3-163**

**F. SITE INSPECTION (Conduct on own)**

**G. PUBLIC HEARINGS**

**Order for Public Hearings**

- a. Chair opens the public hearing
- b. Staff presentation.
- c. Petitioner’s presentation.
- d. ZBA member reports on conversations and site inspections.
- e. Public comment (State name and address).
- f. Rebuttal by petitioner (At chairman’s discretion).
- g. Close the public comment portion of the public hearing.

**1. OPEN PUBLIC HEARING FOR VARIANCE REQUEST - ZBA Case #2016-01** (ZBA Postponed Action on March 17, 2016) **Pg. 164-173**

**Revised Variance Request for 7225 Dan Hoey (08-08-08-200-024)**

**Applicant: Brent Kolb**

Public Hearing to consider a revised request for a variance from Section 7.03 (1)F, setback from the road right-of-way and property line for ground signs, due to practical difficulties. The applicant is requesting the following variances, for property located at 7225 Dan Hoey Road, 08-08-08-200-024:

- 2-foot variance from the required 10-foot setback from the Dan Hoey Road right-of-way;
- 7-foot variance from the 15-foot required setback from the property line, along Dan Hoey Road; and
- 13-foot variance from the required 15-foot setback from the primary entranceway drive.

The variances, if granted, would allow the following:

- A 8-foot setback from the Dan Hoey Road right-of-way
- A 8-foot setback from the property line along Dan Hoey Road
- A 2-foot setback from the primary entranceway drive.

Discussion and possible action following the public hearing.

**2. OPEN PUBLIC HEARING FOR VARIANCE REQUEST – ZBA CARE #2016-02** **Pg. 174-202**

**Variance Request for 2319 Bishop Circle East (08-08-07-125-025)**

**Applicant: Northern United Holdings, LLC**

Public hearing to consider variance request from the required front yard setback in Section 20.01, Schedule of Regulations in the RD, Research and Development District, due to practical difficulties. The applicant is requesting a 35-foot variance from the required 50-foot front yard setback in Section 20.01, Schedule of Regulations in the RD, Research and Development District, for property located at 2319 Bishop Circle East (08-08-07-125-025), to permit the installation of a waste water pre-treatment system and fenced enclosure. The

variance if granted, would allow a 15-foot front yard setback. Discussion and possible action following the public hearing.

#### **H. BUSINESS SESSION**

Discussion and possible action following public hearing:

- a. Discussion: Review of facts based on all information presented (from the application, written request for appeal, zoning ordinance, physical characteristics of the parcels, staff reports, hearing testimony). Discussion continues until a member is confident enough to propose a motion that includes a "finding of fact" and/or "conclusions", and "rationale explaining why conclusions are reached" and "conditions" if any. This would be the appropriate time for the Board to call witnesses, and ask questions of owners, consultants, staff, etc.
- b. Motion is proposed on "finding of fact, rationale, conclusions and conditions."
- c. Discussion on standards and requirements of the ordinance.
- d. Action on the motion.

#### **I. ADJOURNMENT**

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Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Office at (734) 426-8303, at least forty-eight hours prior to the meeting. City staff will be please to make the necessary arrangements.