

DEXTER TOWNSHIP

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Zoning Board of Appeals

Meeting Minutes

April 13, 2004

Present: Steve Burch, Chairman, David Millar, Secretary, James Cormier, William Gajewski, Pat Kelly

The meeting was called to order at 7:37 p.m. by Chairman Burch

AGENDA

1)

04-01-106-019

04-ZBA-575

Robert Reed

9957 Algonquin

Applicant is requesting a boundary line adjustment, with his neighbor to the South. (Applicant,) Mr. Reed presently owns 18,035 square feet of property. (Mr. Reed received a variance in June of 1992 to demolish his house and to rebuild.) Mr. Reed would like to sell 1313 S.F. of property to Mr. Paas. This would allow Mr. Paas more room to demolish his existing home and to rebuild a new house (at a later date) with greater side yard set backs. Current setbacks are 2.3' with parcel number 04-01-106-017. The two houses are currently six feet apart.

Applicant requests relief from:

Section 12.02.E.1. To allow a parcel of land less than the one acre required, be reduced by 1313 S.F., for a total of 16,722 S.F.

Section 12.02.E.2 to allow the lot to go from 64.9' wide at the road to 56.35' wide. The lot would be reduced by 8.55' on the East Side and 8' on the West Side.

And to recognize the following existing non-conformities:

38' lake side back yard, from existing home to Portage Lake.

Lot less than 1 acre, Lot less than 150' width,

To allow for the sale of 1,313 S.F. of property on the South side of parcel. Property to be sold to the next door neighbor on the South.

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Persons notified were read into the record and present were the applicants, Robert and Gwen Reed, and their neighbors, Mr. and Mrs. Paas.

Mr. Reed explained to the Board that he wished to do a boundary line adjustment with 8' on the south side of his property and sell it to the property owner, Mr. Paas to enable him to demolish his existing dwelling and rebuild a larger dwelling.

Many questions and answers were exchanged and a lengthy discussion was held regarding possible conditions that could be placed on the variance approval. Also would another variance application have to be completed by Mr. & Mrs. Paas?

Gajewski questioned whether or not the Board could place a condition that the lot coverage on the new dwelling would be no more than 25% of the original lot size.

Kelly asked Mr. Reed whether or not he was told that he would need to complete a land division application and obtain approval prior to actually transferring lot lines.? Mr. Reed said he was unaware of this step in the process.

Marcia Ottoman, 12634 McKinley Heights Ct., Chelsea –
Stated she felt that the Board could only rule on the matter before them, which was the Boundary Line Adjustment.

Chairman Burch read aloud a letter sent in by neighbors, Jim and Gail Drolett, who are in favor of the variance request.

A motion was made by Kelly, supported by Gajewski to table this request to allow time for the Zoning Administrator, Steve Piatt, to obtain a legal opinion regarding what options the Board has pertaining to this request.

Carried

A motion was made by Kelly, supported by Gajewski to approve the February 10, 2004 meeting minutes as amended.

Abstain – Burch
yea – Kelly
yea – Gajewski
yea – Cormier
yea – Millar

Carried

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Minutes for the March 9, 2004 were not available for review.

A motion was made by Kelly, supported by Gajewski to adjourn the meeting at 9:25 p.m.

Respectfully submitted,

DeNette Bolyard, Recording Secretary

Dave Millar, Secretary