



DEXTER TOWNSHIP

ZONING BOARD OF APPEALS

6880 DEXTER-PINCKNEY ROAD
DEXTER, MI 48130

TELEPHONE: 734-426-3767
FAX: 734-426-3833

WWW.DEXTERTOWNSHIP.ORG

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VICE CHAIRPERSON
JAY HOLLAND
SECRETARY
JAMES DROLETT
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DON DARNELL (ALTERNATE)
MARTY STRAUB (ALTERNATE)
JANIS MILLER
RECORDING SECRETARY

AGENDA

June 5, 2018

6:00 pm

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Approval of Minutes- May 1, 2018
5. Public Comment (*Non-agenda Items*)

6. Public Hearing Procedure Review
7. Action Items

Item #1

a. Introduction of the case

a	Petition Number:	<u>(18-ZBA-838ABC) Fellin</u>
b	Applicant(s):	Christopher & Mary Fellin
c	Project Description:	New, single-family house, covered porch, deck
d	Petition Description:	A) Reduced rear-yard setback of twenty-five (25) feet rather than the thirty (30) feet required; B) Increased lot coverage of thirty-three point six (33.6) percent rather than the twenty-five (25) percent allowed; and C) Reduced front-yard (street) setback of twenty (20) feet rather than the twenty-five (25) feet required.
e	Property Location:	9365 Lakeview (D-04-06-287-004)

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

Item #2

a. Introduction of the case

a	Petition Number:	<u>(18-ZBA-841ABCD) Furey</u>
b	Applicant(s):	Dave Furey
c	Project Description:	Addition for upper level hallway and deck expansion
d	Petition Description:	A) <i>Reduced rear-yard setback of seven (7) feet rather than the thirty (30) feet required;</i>
		B) <i>Reduced waterbody setback of twenty-two (22) feet rather than the fifty (50) feet required;</i>
		C) <i>Reduced side-yard setback of one (1) foot rather than the five (5) feet required; and</i>
		D) <i>Increased lot coverage of forty-one point one (41.1) percent rather than the twenty-five (25) percent allowed.</i>
e	Property Location:	9311 Anne (D-04-03-207-007)

b. Conflict of Interest/Ex-parte Contact Review

c. Staff Presentation and Zoning Board of Appeals Member Questions

d. Petitioner Presentation and Zoning Board of Appeals Member Questions

e. 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)*

f. Zoning Board of Appeals deliberations and Standards of Review

g. Action on Petition- Motions by the Zoning Board of Appeals

Item #3

a. Introduction of the case

a	Petition Number:	<u>(18-ZBA-842AB) Mickevicius</u>
b	Applicant(s):	Augustine & Teri Mickevicius
c	Project Description:	New, detached garage
d	Petition Description:	A) <i>Reduced front-yard (street) setback of eighty-four (84) feet rather than the two hundred (200) feet required; and</i>
		B) <i>Increased accessory building lot coverage of one thousand four hundred forty (1,440) square feet rather than the one thousand (1,000) square feet allowed.</i>
e	Property Location:	7941 Stonehedge Valley (D-04-18-211-003)

b. Conflict of Interest/Ex-parte Contact Review

c. Staff Presentation and Zoning Board of Appeals Member Questions

d. Petitioner Presentation and Zoning Board of Appeals Member Questions

e. 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)*

f. Zoning Board of Appeals deliberations and Standards of Review

g. Action on Petition- Motions by the Zoning Board of Appeals

Item #4

a. Introduction of the case

a	Petition Number:	<u>(18-ZBA-843AB) Alexius</u>
b	Applicant(s):	Gretchen Alexius & Chris Woodruff
c	Project Description:	New, single-family house, covered porch A) <i>Reduced front-yard (street) setback of fifty-four (54) feet rather than the eighty (80) feet required; and</i>
d	Petition Description:	B) <i>Reduced side-yard setback of two (2) feet rather than the five point five (5.5) feet required.</i>
e	Property Location:	8798 Dexter-Townhall D-04-03-387-005)

b. Conflict of Interest/Ex-parte Contact Review

c. Staff Presentation and Zoning Board of Appeals Member Questions

d. Petitioner Presentation and Zoning Board of Appeals Member Questions

e. 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)*

f. Zoning Board of Appeals deliberations and Standards of Review

g. Action on Petition- Motions by the Zoning Board of Appeals

Item #5

a. Introduction of the case

a	Petition Number:	<u>(18-ZBA-844ABCDEF) Gaynor</u>
b	Applicant(s):	Gregory & Patricia Gaynor
c	Project Description:	New, single-family house, deck, enclosed porch, and driveway extension A) <i>Reduced front-yard (street) setback of sixteen point five (16.5) feet rather than the twenty-five (25) feet required;</i> B) <i>Reduced front-yard (street) setback of one point five (1.5) feet rather than the twenty-five (25) feet required;</i> C) <i>Reduced rear-yard setback of five (5) feet rather than the thirty (30) feet required;</i>
d	Petition Description:	D) <i>Reduced rear-yard setback of five point seven (5.7) feet rather than the thirty (30) feet required;</i> E) <i>Increased lot coverage of forty-six point nine (46.9) percent rather than the twenty-five (25) percent allowed; and</i> F) <i>Reduced lot line setback for a driveway of one (1) foot rather than the five (5) feet required.</i>
e	Property Location:	9180 Anne (D-04-03-209-011)

b. Conflict of Interest/Ex-parte Contact Review

c. Staff Presentation and Zoning Board of Appeals Member Questions

d. Petitioner Presentation and Zoning Board of Appeals Member Questions

e. 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)*

f. Zoning Board of Appeals deliberations and Standards of Review

g. Action on Petition- Motions by the Zoning Board of Appeals

8. **Public Comment** (*Non-agenda Items*)
9. **Concerns of Zoning Board of Appeals Members, Director of Planning and Zoning, and Recording Secretary**
10. **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.

