



DEXTER TOWNSHIP

ZONING BOARD OF APPEALS

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JAMES DROLETT
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DON DARNELL (ALTERNATE)
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JANIS MILLER
RECORDING SECRETARY

AGENDA

September 4, 2018

6:00 pm

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

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6. Public Hearing Procedure Review
 7. Action Items

Item #1

a. Introduction of the case

a	Petition Number:	<u>(18-ZBA-848 Steinert</u>
b	Applicant(s):	Jason Steinert & Sahara Steinert
c	Project Description:	New, detached accessory building
d	Petition Description:	<i>Increased lot coverage of one thousand five hundred ninety-six (1,596) square feet rather than the one thousand (1,000) square feet allowed for accessory buildings.</i>
e	Property Location:	11452 Quigley (D-04-15-300-007)

- 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 #2

a. Introduction of the case

a	Petition Number:	(18-ZBA-849ABCD) Courser
b	Applicant(s):	Kimberly Courser & Wallace Courser
c	Project Description:	New, detached accessory building, pergolas, and patios A) Reduced waterbody setback of five (5) feet rather than the fifty (50) feet required for an accessory building in a waterfront yard. Reduced setback is from the canal to the north; B) Reduced front-yard (street) setback of five (5) feet rather than the two hundred (200) feet required for front-yard placement of an accessory building. Reduced setback is from McGregor to the west;
d	Petition Description:	C) Reduced waterbody setback of twenty-six (26) feet rather than the fifty (50) feet required for an accessory building in a waterfront yard. Reduced setback is from the canal to the north; and D) Increased lot coverage of nineteen point six (19.6) percent rather than the ten (10) percent allowed. Increased lot coverage is for all of the roof surfaces, including the house and accessory structures.
e	Property Location:	8950 Riverview (D-04-01-485-001)

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:	(18-ZBA-850) Crouch
b	Applicant(s):	Kevin Crouch & Catherine Crouch
c	Project Description:	New deck
d	Petition Description:	Reduced waterbody setback of fifteen (15) feet rather than the fifty (50) feet required. Reduced setback is from Silver Lake to the south.
e	Property Location:	9475 Anne (D-04-03-225-010//012)

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-841ABCD) Furey</u>
b	Applicant(s):	Dave Furey
c	Project Description:	Addition for upper level hallway and deck expansion A) Reduced rear-yard setback of seven (7) feet rather than the thirty (30) feet required. Reduced setback is from the property line to the southwest; B) Reduced waterbody setback of twenty-two (22) feet rather than the fifty (50) feet required. Reduced setback is from Silver Lake to the southwest;
d	Petition Description:	C) Reduced side-yard setback of one (1) foot rather than the five (5) feet required. Reduced setback is from the northwestern side lot line; and D) Increased lot coverage of forty-one point one (41.1) percent rather than the twenty-five (25) percent allowed. Increased lot coverage is for all roof surfaces.
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 #5

a. Introduction of the case

a	Petition Number:	<u>(18-ZBA-851) Gorzynski</u>
b	Applicant(s):	Gale Gorzynski
c	Project Description:	At-grade patio
d	Petition Description:	Reduced waterbody setback of eighteen (18) feet rather than the thirty-five (35) feet required. Reduced setback is from North Lake to the north.
e	Property Location:	13756 Rustic (D-04-18-432-002 & D-04-18-431-004)

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)*

- iii. Reading of letters into the record
- iv. 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 #6

a. Introduction of the case

a	Petition Number:	<u>(18-ZBA-852) Knibbe</u>
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b	Applicant(s):	Elisabeth Knibbe and Carl Sly
c	Project Description:	House/garage addition
d	Petition Description:	Increased lot coverage of twenty-five point six (25.6) percent rather than the twenty-five (25) percent allowed. Increased lot coverage is for all roof surfaces.
e	Property Location:	9715 Portage Lake Avenue (D-04-01-107-011)

- 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)*
 - iii. Reading of letters into the record
 - iv. 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 #7

a. Introduction of the case

a	Petition Number:	<u>(18-ZBA-853) VanHoek</u>
b	Applicant(s):	Peter VanHoek and Dawn VanHoek
c	Project Description:	House addition
d	Petition Description:	Increased lot coverage of twenty-nine point five (29.5) percent rather than the twenty-five (25) percent allowed. Increased lot coverage is for all roof surfaces.
e	Property Location:	7844 Sauer (D-04-18-133-010)

- 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

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- 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.

