



DEXTER TOWNSHIP

ZONING BOARD OF APPEALS

6880 DEXTER-PINCKNEY ROAD
DEXTER, MI 48130

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

WWW.DEXTERTOWNSHIP.ORG

BROOK SMITH
CHAIRPERSON
BETH FILIP
VICE CHAIRPERSON
JAY HOLLAND
SECRETARY
JAMES DROLETT
TOM EHMAN
DON DARNELL (ALTERNATE)
MARTY STRAUB (ALTERNATE)
JANIS MILLER
RECORDING SECRETARY

AGENDA

November 8, 2018

6:00 pm

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Approval of Minutes- October 2, 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-854AB) Ziel</u>
b	Applicant(s):	Jeffrey Ziel and Barbara Ziel
c	Project Description:	Attached garage addition
d	Petition Description:	A) Reduced front-yard (street) setback of minus six (-6) feet rather than the twenty-five (25) feet required. Reduced setback is from a platted access easement to the south; and B) 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 of the roof surfaces.
e	Property Location:	13806 Rustic (D-04-18-432-007)

- 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:	<u>(18-ZBA-856) Watson</u>
b	Applicant(s):	Kevin Watson
c	Project Description:	Detached garage
d	Petition Description:	<i>Increased lot coverage of two thousand one hundred eighty-four (2,184) square feet rather than the one thousand (1,000) square feet allowed for accessory buildings. Increased lot coverage is for all roof surfaces of the accessory building.</i>
e	Property Location:	8690 Dexter-Pinckney (D-04-12-101-005)

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 #3

a. Introduction of the case

a	Petition Number:	<u>(18-ZBA-857AB) DaSilva</u>
b	Applicant(s):	Barbara DaSilva
c	Project Description:	House addition
d	Petition Description:	<i>A) Increased lot coverage of twenty-eight (28) percent rather than the twenty-five (25) percent allowed. Increased lot coverage is for all roof surfaces; and B) Reduced waterbody setback of forty-six (46) feet rather than the fifty (50) feet required. Reduced setback is from Silver Lake to the north.</i>
e	Property Location:	8433 Thurston (D-04-03-300-006)

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-858ABC) Shrope</u>
b	Applicant(s):	Roberta Shrope
c	Project Description:	Detached garage
d	Petition Description:	<p>A) Increased lot coverage of two thousand eight hundred fifty-seven (2,857) square feet rather than the one thousand (1,000) square feet allowed for accessory buildings. Increased lot coverage is for all roof surfaces of all the accessory buildings;</p> <p>B) Increased lot coverage of thirteen (13) percent rather than the ten (10) percent allowed. Increased lot coverage is for all roof surfaces; and</p> <p>C) Reduced front-yard setback of eighty-six (86) feet rather than the two hundred (200) feet required for an accessory building. Reduced setback is from Huron River to the east.</p>
e	Property Location:	9975 Huron River (D-04-12-100-006)

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.