



# Dexter Township

## Zoning Board of Appeals

6880 Dexter-Pinckney Road  
Dexter, MI 48130

Telephone: 734-426-3767  
Fax: 734-426-3833

www.twp-dexter.org

Steve Burch,  
Chair  
James Cormier,  
Vice Chair  
Pat Kelly,  
Secretary  
Bill Gajewski  
Mary Adams  
Paul Godek, Alt.

DeNette Bolyard,  
Recording Secretary

"A Community For All Seasons"

### REGULAR MEETING OF THE ZONING BOARD OF APPEALS

**Tuesday, August 14, 2007 7:00 PM**

Members present: Steven Burch, Chair, Jim Cormier, Vice Chair, Bill Gajewski, Acting Secretary, Mary Adams, Paul Godek, Alternate

Absent: Pat Kelly, Secretary

Also present: Patrick Sloan, Director of Planning and Zoning, DeNette Bolyard, Office Manager-Recording Secretary.

- I. Call to Order:** The meeting was called to order by Chairman Burch at 7:04 p.m.
- II. Pledge of Allegiance:** Chair Burch led the Pledge of Allegiance to the Flag
- III. Approval of Agenda:** There was a motion by Gajewski, supported by Cormier, to approve the agenda as submitted. Carried.
- IV. Approval of Meeting Minutes**
  - June 12, 2007- Motion by Gajewski, supported by Cormier to approve as corrected. Carried
  - July 10, 2007- Motion by Cormier, supported by Gajewski to approved as corrected. Carried
  - July 16, 2007 Special Meeting – Motion by Cormier, supported by Gajewski. Carried
- V. Public Comment- Non Agenda Items: Action Items:** Don Spehar was present regarding 9377 Anne Drive. Wanted clarification as to whether or not Thomas Flynn was going to comply with what he thought were the Zoning Board of Appeals instructions. Chair Burch explained to him that Mr. Flynn had up to three months to submit his changes to the ZBA.

**Agenda Items:**

<b>Action Item #</b>	<b>1</b>
<b>Appeal Number:</b>	07-ZBA-667
<b>Property Tax ID:</b>	04-05-400-019
<b>Applicant Name(s):</b>	John & Elizabeth Jarabeck
<b>Property Address:</b>	8752 Glenbrook

<b>Variances Requested Per Submitted ZBA Application:</b>				
<b>Section</b>	<b>Current</b>	<b>Requested</b>	<b>Permitted</b>	<b>Description/Notes</b>
12.01.E.3.a	Approx. 38 feet	Approx. 35 feet	50 feet	To encroach approximately 3 feet farther into the existing nonconforming front yard setback area.

18.18.D.1	1,344 sq. ft.	1,344 sq. ft.	1,000 sq. ft.	To acknowledge that the existing pole barn is larger than 1,000 square feet. No change is proposed.
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The purpose of this variance application is to increase a nonconformity by constructing an addition onto the south side of the existing single family home.

Persons noticed were read into the record by Chair Burch.

Patrick Sloan, Director of Planning and Zoning explained to the Board and public what variances were being requested.

Mr. Jarabek addressed the Board and explained what he wished to construct.

Wade & Charlene Harris  
8750 Glenbrook

Stated that they had no objections to the variance, but would like clarifications regarding the easement. Would granting the variance impact a new road if one were to be constructed ? Director of Planning & Zoning, Sloan, indicated as long as the road stayed within the easement there would be no concerns.

The Harris' also wanted to know if the old well was vacated per Health Department guidelines. Mr. Jarabek stated no, but that he would be more than willing to vacate the well.

Board Discussion/Concerns:

- Cormier – No concerns
- Godek - No concerns
- Gajewski – Questioned the set backs on the road. Is it measured from the center of the road or the edge of the road. Is the 2003 ordinance the same as the 1973 ? Sloan indicated that the 1973 ordinance states the set backs are 50' from the existing right of way lines.

Motion by Gajewski, support by Cormier to approve the variance as requested.

Burch – yes  
Cormier – yes  
Godek – yes  
Adams – yes  
Gajewski – yes

Motion carried

**VII. Public Comment: None**

**VIII. Concerns of Board Members, Zoning Administrator, Recording Secretary  
Patrick – Next Agenda – Text Amendments**

Sloan stated that the first 3-4 chapters of the General Development plan will be finished soon for ZBA and Board comment.

**IX. Adjournment**

Motion by Cormier, supported by Gajewski to adjourn at 8:00 p.m. Carried

Respectfully submitted,

DeNette Bolyard,  
Recording Secretary

Bill Gajewski,  
Acting Secretary