

DEXTER TOWNSHIP

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Zoning Board of Appeals
Meeting Minutes
November 9, 2004

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

The meeting was called to order at 7:35 p.m. by Chair Steve Burch

1)

04-14-400-018

04-ZBA-581

Faith Lutheran Church

9575 North Territorial Road

Applicant requests relief from:

Section 22.04.A.16. To allow a 52.5 square foot sign (16 square foot permitted). Also to allow the sign to be 5'3" tall, where 4' is permitted.

And to recognize the following existing non-conformities:

All non-conformities were recognized in January of 2004.

To allow for the removal of a 63 square foot sign, and to construct a 52.5 square foot sign. Sign is requested to be 5'3" tall. A variance was granted in 1973 for the sign that exists today.

(Request to be tabled)

Board wished to know application date.

Motion by Kelly, supported by Gajewski to table variance request until the January 2005 meeting. Carried

Kelly made a motion, supported by Cormier to change the agenda order. Applicant two would become three. Carried

2)

04-01-108-018

04-ZBA-599

Richard Naylor/Greg Koepp

9818 Portage Lake Ave

Applicant requests relief from:

Section 18.23.A to allow a 21' setback from new garage to Portage Lake Ave. (50' Req. and presently only 7.9'.from existing home to Portage Lake Ave.)

Section 12.02.E.3.b. To allow a 5' Setback on both the North and South side of new home to property line.

Section 12.02.E.4 to allow a 32.15 % Lot coverage, where 25% is allowed. (Presently 31%)

And to recognize the following existing non-conformities:

Lot less than one acre.

Lot less than 150' wide.

To allow for the removal of the existing home and shed. To construct a new 20' x 21'6" garage attached to a 28'x 41' two story home.

Chair Burch read section 18.25 of the Zoning Ordinance which states that the applicant shall provide public notice of the public hearing by placement and continuous maintenance on the subject property, in a conspicuous location.

It was determined that the applicant had not placed the required sign in the yard nor did he stake out or mark the area that construction was to take place. Therefore Chair Burch entertained a motion to table this request.

A motion was made by Gajewski, supported by Kelly to table the variance request until the December 2004 meeting to allow the applicant time to comply with the above requirements. Carried

3)

04-24-300-007

04-ZBA-584

Huron Creek Party Store (Ali Damsaz)

6100 Dexter – Pinckney Road

(Previously Distributed Materials)

Section 22.03.A to allow a 42-sq. ft. lighted sign. 32-sq. ft. maximum is allowed. (Dexter Township vs. Optima oil settlement agreement mandates the allowance of 117.4-sq. ft. minus the existing “Huron Creek Party Store” building signage.)

Section 22.03.B to allow a 6’6” front yard setback from Dexter-Pinckney Road to edge of existing lighted sign. (30 required) To allow 9’6” from the North side property line (20’ required) To allow the sign to be with in a required buffer area.

Section 22.03.C to allow a 9’10” high (existing) lighted sign.4’ Maximum allowed.

Variance request had been tabled to this months meeting. After Kelly read settlement agreement (April 8, 2004) aloud, discussion was opened to the public for comments.

David Wayman
9605 Huron Creek
Dexter, MI

Had questions and comments –

- He felt that the sign is in a location that is potentially dangerous
- Stated that this body originally made a decision to not allow any further construction on the property

Kevin Sullivan
9511 Huron Creek
Dexter, MI

- Feels new sign is brighter than the old
- Sign is obstruction when egressing the driveway

Ali Damsaz
6100 Dexter Pinckney Rd.
(Applicant)

Stated Road Commission advised him not to place the sign further back on the property. Also stated he would be willing to lower the lighting wattage.

General Consensus of the Board was that they did not see a reason to grant a front yard set back, but possibly a side yard set back if needed.

Kelly wanted the minutes to reflect that she explained to Mr. Damsaz that he still needed to submit a site plan to the Planning Commission by January 1, 2005, for what is currently placed on the site per the court order.

Kelly also stated that resolution of this sign issue is not to be construed as having connection to site plan issues that needs to be addressed by the Planning Commission.

After discussion a motion was made by Kelly, supported by Gajewski to table the signage request variance to no later than the April 2005 meeting to allow the applicant time to explore other options regarding the lighting and the signage set backs. Applicant was given such a lengthy time due to the fact that he needs to consult with his franchise company regarding the sign.

Burch, yea – Kelly, yea – Millar, yea- Gajewski, yea- Cormier, Nay

Motion carried

Motion by Kelly, supported by Cormier to approve the minutes of October 12, 2004 as amended Carried

Sincerely,

DeNette Bolyard,
Recording Secretary

David Millar,
Secretary