



# Dexter Township

## Zoning Board of Appeals

6880 Dexter-Pinckney Road  
Dexter, MI 48130

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Steve Burch,  
Chair

Bill Gajewski,  
Vice Chair  
Pat Kelly,  
Secretary

Mary Adams  
James Cormier

Paul Godek, Alt  
Wendell Wagner, Alt

DeNette Bolyard,  
Recording Secretary

### REGULAR MEETING OF THE ZONING BOARD OF APPEALS

#### Wednesday, February 11, 2009

Members present: Steve Burch, Chair, Bill Gajewski, Vice Chair, Pat Kelly, Secretary, Mary Adams, Planning Commission Representative, Mary Herda-Sprawka.

Absent: None

Also Present: Patrick Sloan, Director of Planning and Zoning, DeNette Bolyard, Recording Secretary

- I. **Call to Order:** The meeting was called to order by Chairman Burch at 7:08 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 Kelly, supported by Gajewski to move agenda item IV. (approval of the meeting minutes) to agenda item # VIII. Carried.
- IV. **Approval of Meeting Minutes**
- V. **Public Comment- Non Agenda Items:** None
- VI. **Action Items:**

A court reporter was in attendance and the transcript will be attached to these minutes.

<b>Agenda Item</b>	1
<b>Appeal Number:</b>	08-ZBA-694
<b>Property Tax ID:</b>	04-01-181-002
<b>Applicant Name(s):</b>	Paul & Nancy Godek
<b>Property Address:</b>	9669 Portage Lake Ave.

This item was deferred from a previous meeting. The purpose of this variance request is to allow for construction of an attached 2-car garage and second story addition on the east side of the existing home at 9669 Portage Lake Ave., Pinckney, MI 48169 (parcel 04-01-181-002).

<b>Agenda Item</b>	2
<b>Appeal Number:</b>	09-ZBA-705
<b>Property Tax ID:</b>	04-01-480-013
<b>Applicant Name(s):</b>	David & Sally Cross
<b>Property</b>	9122 McGregor Road

Address: \_\_\_\_\_

<b>Variance Requested Per Submitted ZBA Application:</b>				
<u>Section</u>	<u>Current</u>	<u>Requested</u>	<u>Permitted</u>	<u>Description/Notes</u>
12.02(E)(1)	9,293 sq. ft. (0.21 acres)	Same	1 acre	Recognize lot area is less than 1 acre. <u>No change is proposed.</u>
12.02(E)(2)	63 feet	Same	150 feet	Recognize lot width is less than 150 feet. <u>No change is proposed.</u>
*18.23(A)(4)(m) (McGregor Rd.)	44' (to the house); 5' (to the shed)	Same, but with a profile change to the house	100 feet	Recognize front yard setback of the shed and house is less than 100 feet. The proposed profile change to the house expands the nonconformity.
*18.23(B) (water)	28' (to the house)	Same, but with a profile change	50 feet	Recognize water side setback of the house is less than 50 feet. The proposed profile change expands the nonconformity.

The purpose of this variance request is to raise the profile of the existing house. The profile change and new roof were recently constructed without a variance or Zoning Permit.

<b>Agenda Item</b>	3
<b>Appeal Number:</b>	09-ZBA-706
<b>Property Tax ID:</b>	04-18-100-015
<b>Applicant Name(s):</b>	Chris & Mary Seitz
<b>Property Address:</b>	7473 Noah's Landing

<b>Variance Requested Per Submitted ZBA Application:</b>				
<u>Section</u>	<u>Current</u>	<u>Requested</u>	<u>Permitted</u>	<u>Description/Notes</u>
12.02(E)(1)	5,376 sq. ft. (0.12 acres)	Same	1 acre	Recognize lot area is less than 1 acre. <u>No change is proposed.</u>
12.02(E)(2)	44.5 feet	Same	150 feet	Recognize lot width is less than 150 feet. <u>No change is proposed.</u>
18.23(A) (road)	33' (to the house)	Same	50 feet	Recognize front yard setback of the house is less than 50 feet. The proposed deck is more than 50 feet from the front lot line. <u>No change is proposed.</u>
*18.23(B) (water)	31' (to the waterside deck steps)	35' to the proposed deck steps	50 feet	To allow the proposed deck to be located within the required water side setback.
*12.02(E)(3)(b)	4'4" (south)/ 5.8' (north)	1' (south)/ 5.8' (north)	11 feet	To allow the proposed deck to further encroach into the required side yard setback on the south side.

The purpose of this variance request is to allow an expansion of the deck on the south side of the home. This deck was recently constructed without a Zoning Permit or variance.

A court reporter for Verizon Wireless was in attendance and a transcript will be supplied for this portion of the meeting.

<b>Agenda Item</b>	4
<b>Appeal Number:</b>	09-ZBA-707
<b>Property Tax ID:</b>	04-14-300-009
<b>Applicant Name(s):</b>	Par d/b/a Verizon Wireless c/o Telesite, Inc. (applicant)
<b>Property Address:</b>	10101 N. Territorial Road

<b>Variations Requested Per Submitted ZBA Application:</b>				
<u>Section</u>	<u>Current</u>	<u>Requested</u>	<u>Permitted</u>	<u>Description/Notes</u>
16.24(B)(9)	----	8 feet	15 feet	To allow the cable/ice bridge to be less than 15 feet from the ground.
Ordinance 27 and Planning Commission Resolution 08-PC-132	Land Division required by Planning Commission per Resolution 08-PC-132	Relief from the requirement to obtain a land division for the leased area.	----	To allow the applicant to lease an area for a wireless communication facility and tower without obtaining a land division for the leased area.

**VII. Public Comment:** None

**VIII. Concerns of Board Members, Zoning Administrator, Recording Secretary**

**IX. Adjournment** – Declared at 11:15 p.m.

Respectfully submitted,

DeNette Bolyard,  
Recording Secretary

Pat Kelly,  
Secretary

These minutes have been approved by majority vote at the  
 \_\_\_\_\_  
 Zoning Board of Appeals Meeting.