



# 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  
 Bill Gajewski,  
 Vice Chair  
 Pat Kelly,  
 Secretary  
 Mary Adams  
 Mary Herda-Sprawka  
 James Cormier, Alt  
 DeNette Bolyard,  
 Recording Secretary

### REGULAR MEETING OF THE ZONING BOARD OF APPEALS

#### Tuesday, June 2, 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 7:07 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 approve the agenda as submitted. Carried, 5-0.
- IV. **Approval of Meeting Minutes** – Motion made by Kelly, supported by Gajewski to defer the discussion of the meeting minutes of November 10, 2008 and May 5, 2009 to the next meeting held. Carried, 5-0.
- V. **Public Comment- Non Agenda Items:** None
- VI. **Action Items:**

<b>Agenda Item</b>	1
<b>Appeal Number:</b>	09-ZBA-709
<b>Property Tax ID:</b>	04-31-300-008
<b>Applicant Name(s):</b>	Mark & Connie Vreeland
<b>Property Address:</b>	3355 Jeanette Drive

Variances Requested Per Submitted ZBA Application:				
Section	Current	Requested	Permitted	Description/Notes
18.18(C)	Currently, there is no pole barn. Previously, there was a pole barn located in the front yard area	That the proposed 30' x 50' pole barn be located in the front yard area	No	To allow a variance from the requirement that no detached accessory building shall be located in a front yard area.
18.18(D)	---	1,500 sq. ft. (1,644 sq. ft. with overhangs	1,000 sq. ft. for parcels between 5-10 acres	To allow a detached accessory structure with a lot coverage of greater than 1,000 sq. ft.

The purpose of this variance request is to allow the construction of a 30' x 50' pole barn in the front yard area of the lot, located north of the existing home.

Persons notified were not read into the record, but are on file in the township office.

Sloan gave a brief summarization of the applicant's request.

The applicant, Connie Vreeland, addressed the Board and presented a petition signed by 13 of her neighbors in support of her request. She said it is the only feasible area on the property for the pole barn. Chair Burch read the petition aloud to the public. Vreeland said that she would hydroseed the disturbed area once the project was completed.

The Board discussed whether or not they had concerns with the property having proper storm water runoff. Gajewski stated he did not have any concerns.

Sloan explained to the Board how he determined that the property was considered a corner lot.

Kelly made a motion, supported by Gajewski to approve as requested. The practical difficulties are the irregular shape and topography of the lot, the meandering nature of Jeanette Drive around the lot, and the location of the pond on the lot. In addition, the proposed location is the only logical and useful place for the barn and that proposed barn replaces a barn that was recently demolished. She also noted that the Planning Commission is currently working on an amendment for section 18.18(D) to make the maximum lot coverage standards for detached accessory structures more lenient.

Roll Call Vote

Adams – yes  
Sprawka – yes  
Kelly – yes  
Gajewski – yes  
Burch – yes

Motion Carried

<b>Agenda Item</b>	2
<b>Appeal Number:</b>	09-ZBA-708
<b>Property Tax ID:</b>	04-13-100-021
<b>Applicant Name(s):</b>	John & Jane Kelly
<b>Property Address:</b>	9449 Huron River Drive

The purpose of this variance request is to permit variances in relation to a landscape nursery operation (John Kelly Landscaping), which was recently approved, with conditions, by the Dexter Township Planning Commission. This variance application request includes approval of new variances (waiving the topographic survey requirement, waiver of the clear vision zone requirement, allowing commercial vehicles to be stored outdoors, allowing a narrower maneuvering lane, driveway, and driveway setback, and waiving the requirement for a designated loading area).

Sloan gave a brief summary of the applicants variance request.

Kelly made a motion to defer this request to the August ZBA meeting pending receipt of a formal review of the resolution. Supported by Gajewski. Carried, 4-0 (Burch abstained, as he was not in attendance when the public hearing was held at the May 5, 2009 ZBA meeting).

<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

The purpose of this variance request is to allow an expansion of the deck on the south side of the home. This variance application request includes recognition of existing nonconformities (lot area, lot width, road side setback, and side yard setback on the north side) and approval of new variances (further encroachment into the water side setback area and side yard setback area on the south side). This deck was recently constructed without a Zoning Permit or variance.

A request was received by the applicant to defer his variance request until the July or August meeting. A motion was made by Kelly, supported by Gajewski to defer until the August 2009 meeting. Carried 5-0

**VII. Public Comment:** None

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

1. Discussion was held regarding the number of applicants that should be on the agenda before holding a meeting. This will be discussed further at a later date.
2. Paul Godek filed with the circuit court
3. Gajewski showed interest in attending the citizen planner. The Board agreed this would be good use of budget allotment.

