



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
HANK BYMA
BILL GAJEWSKI
PAUL GODEK, ALT.
WENDELL WAGNER, ALT.
DENETTE BOLYARD,
RECORDING SECRETARY

SPECIAL MEETING OF THE ZONING BOARD OF APPEALS Wednesday, May 23, 2007

7:00 PM

Members present: Steve Burch, Chair, Jim Cormier, Bill Gajewski.

Absent: Hank Byrna, Pat Kelly

Also present: Patrick Sloan, Director of Planning and Zoning and DeNette Bolyard, Office Manager-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 Gajewski, supported by Cormier to approve the agenda as amended. Carried.
- IV. Meeting Minutes** – Minutes of the May 8, 2007 meeting will be reviewed at the June 12, 2007 meeting.
- V. Public Comment- Non Agenda Items: Action Items:** None
- VI. Action Items:**

Agenda Item #	1
Appeal Number:	07-ZBA-662
Property Tax ID:	04-36-415-001
Applicant Name(s):	Richard & Megan Zeichner
Property Address:	3178 Sandhill Drive

Variations Requested Per Submitted ZBA Application:				
Section	Current	Requested	Permitted	Description/Notes
12.01(E)(1)	1.9 acres	1.9 acres	2 acres	Recognize that existing lot area is less than 2 acres.
18.18(C)	No	Yes	No	To install an 18' diameter round above ground pool north of the existing home and in the front yard abutting Island Lake Road.

The purpose of this variance application is to install an 18' diameter round above ground pool north of the existing single family home. This location is within a front yard area. Section 18.18(C) of the Dexter Township Zoning Ordinance does not permit accessory structures (e.g. swimming pools) to be located within a front yard.

Persons noticed were read aloud by Chair Burch.

Patrick Sloan, DPZ, gave a brief summary of the applicant's request.

Board Discussion:

Burch asked the applicant when the fence was constructed. Applicant replied November 2003.

Cormier, Gajewski, no concerns.

Cormier made a motion to approve applicants variance as requested, supported by Gajewski. The practical difficulty is that the lot has four front yards.

Burch – **YES** Cormier – **YES** Gajewski – **YES** Kelly – **ABSENT** Byma – **ABSENT**

Motion **CARRIED**

2) **Zoning Board of Appeals Bylaws** – To be discussed at a future meeting.

VII. Public Comment: None

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

Sloan has recently submitted a list of proposed text amendments to the Planning Commission. After reviewing the content of the proposed amendments, the Planning Commission has requested that the ZBA review and comment on those amendments that most pertain to the ZBA. These proposed amendments include such topics as ZBA review standards, nonconforming structures, accessory structures, and storm water management standards. Sloan will submit draft language to the ZBA in advance of its next meeting.

Sloan indicated he spoke with the Planning Commission and relayed the Zoning Board of Appeals wishes to have the PC discuss lighting standards. PC will put on a future agenda.

IX. Adjournment

Motion by Cormier, supported by Gajewski to adjourn the meeting at 7:30 p.m. **Carried**

VI. Public Comment:

VII. Concerns of Board Members, Zoning Administrator, Recording Secretary

VIII. Approval of Meeting Minutes

IX. Adjournment

Respectfully submitted,

DeNette Bolyard,
Recording Secretary

William Gajewski,
Acting Secretary