

**VILLAGE OF DEXTER
ZONING BOARD OF APPEALS MEETING**

***** 7720 Ann Arbor Street *****

**Dexter Senior Center
WEDNESDAY, February 20, 2013, 7:00 pm**

AGENDA

A. CALL TO ORDER

- B. ROLL CALL - MEMBERS:**
- | | |
|-----------------------|---------------------|
| S. Hansen | J. Rush |
| E. Bombery, Chair | D. Wilcox – PC Rep. |
| J. Carson – VC Rep. | Vacant - Alternate |
| B. Stacey - Alternate | |

C. APPROVAL OF MINUTES – October 15, 2012 Regular meeting minutes

D. APPROVAL OF THE AGENDA

E. SITE INSPECTION (Conduct on own)

F. PUBLIC HEARINGS

Order for Public Hearings

- a. Staff presentation.
- b. Petitioner’s presentation.
- c. ZBA member reports on conversations and site inspections.
- d. Public comment (State name and address).
- e. Rebuttal by petitioner (At chairman’s discretion).
- f. Close the public comment portion of the public hearing

1. Public Hearing for Variance Request (ZBA Case #2013-01)

Applicant: Fred Schmid

2820 Baker Road, HD-08-06-458-501

This Public Hearing is being held to hear public comment regarding the following request submitted by Fred Schmid to permit the installation of signage:

- A. Section 7.04(1) A – Building Signs - Within all non-residential zoning districts, a combination of building signs may be established not to exceed the maximum sign area of 42 square feet in the C-1 zoning district.
PROPOSAL - The applicant’s proposal is to install a combination of building and awning signage totaling 71.4 square feet.
- B. Section 7.04(1) C – Building Signs – One (1) projecting sign may be permitted for each first-floor business within the CBD, Central Business District.
PROPOSAL - The applicant’s proposal is to install a projecting sign at the southeast corner of the building in the C-1 zoning district.
- C. Section 7.02(4) A – Signs Exempt from Permits - Incidental signs or directional signs which are intended to direct the flow of pedestrian and vehicular traffic on private property. Incidental signs shall not exceed two (2) square feet in area per side and four (4) feet in height, shall contain no advertising other than the name of the business and may be illuminated.
PROPOSAL - The applicant’s current directional signage (2 signs) directing traffic for the pharmacy drive-through include the company logo.

2. Public Hearing for Variance Request (ZBA Case 2013-02)
Applicant: Dexter Wellness Center
8059 Main Street, HD-08-06-210-031
2810 Baker Road, HD-08-06-455-001

This Public Hearing is being held to hear public comment regarding the following request submitted by the Dexter Wellness Center to permit the installation of signage:

8059 Main Street –

A. Section 7.07(5)D – Temporary banner signs are permitted to be installed for a period of 10 days in a 30 days period.

PROPOSAL – The applicant is proposing to install temporary signage for a period of 4 months.

2810 Baker Road –

B. Section 7.07(5)D – Temporary banner signs are permitted to be installed for a period of 10 days in a 30 days period.

PROPOSAL - The applicant is proposing to install temporary signage for a period of 4 months.

C. Section 2.02 – Banner must be attached to a pole or a building.

PROPOSAL – The applicant is proposing to install a banner on temporary stakes along the roadway frontage.

D. Section 7.07(5)C – Temporary signs must be installed at a five (5)-foot setback.

PROPOSAL – The applicant is requesting installation of a temporary sign at a zero (0)-foot setback.

G. BUSINESS SESSION

1. Discussion: Review of facts based on all information presented (from the application, written request for appeal, zoning ordinance, physical characteristics of the parcels, staff reports, hearing testimony). Discussion continues until a member is confident enough to propose a motion that includes a “finding of fact” and/or “conclusions”, and “rationale explaining why conclusions are reached” and “conditions” if any.

* This would be the appropriate time for the Board to call witnesses, and ask questions of owners, consultants, staff, etc.

2. Motion is proposed on “finding of fact, rationale, conclusions and conditions.”
3. Discussion on standards and requirements of the ordinance.
4. Action on the motion.

1. Consideration of: ZBA Case #2013-01
Variance Request for 2820 Baker Road
Applicant: Fred Schmid

2. Consideration of: ZBA Case #2013-02
Variance Request for 8059 Main Street and 2810 Baker Road
Applicant: Dexter Wellness Center

H. ADJOURNMENT