

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

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

**Dexter Senior Center  
MONDAY, August 19, 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 – April 15, 2013 Regular meeting minutes**

**D. APPROVAL OF THE AGENDA**

**E. SITE INSPECTION (Conduct on own)**

**F. PUBLIC HEARINGS**

**1. Public Hearing for Variance Request (ZBA Case #2013-04)  
Applicant: Rebecca Dunlavy, Patricia and Clifford Blossom  
8080 Grand Street, HD-08-06-280-003**

This Public Hearing is being held to hear public comment regarding the following request submitted by Rebecca Dunlavy, Patricia and Clifford Blossom to waiver the following requirement:

Section 5.06 OFF-STREET PARKING SPACE LAYOUT, STANDARDS, CONSTRUCTION AND MAINTENANCE - D. Adequate ingress and egress to the parking lot by means of clearly defined drives shall be provided for all vehicles. Adequate ingress and egress to the parking facility shall be provided by clearly defined driveways. All driveways and parking lots shall have a concrete or asphalt surface in accordance with specifications of the Village of Dexter. The parking area shall be surfaced within one (1) year of the date the occupancy permit is issued.

PROPOSAL - The applicant is proposing a change of use from auto repair to fitness center which requires site plan review and conformance with the Village's current standards, including a paved parking lot. The applicant is proposing to improve the parking lot with gravel and bumper blocks in lieu of paving.

**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

**G. BUSINESS SESSION**

**1. CONSIDERATION OF: ZBA Case #2013-04  
Variance Request for 8080 Grand Street  
Applicant: Rebecca Dunlavy, Patricia and Clifford Blossom**

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.

**2. 2013-14 Officer Elections (Chair, Vice Chair, Secretary)**

**Current Slate – Chair: Bombery  
Vice Chair: Hansen  
Secretary: Rush**

**H. ADJOURNMENT**