

VILLAGE OF DEXTER
ZONING BOARD OF APPEALS MEETING

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

Dexter Senior Center
TUESDAY, February 18, 7:00 pm

AGENDA

A. CALL TO ORDER

B. ROLL CALL - MEMBERS:

E. Bombery, Chair
S. Hansen
J. Rush

J. Carson – VC Rep.
D. Wilcox – PC Rep.
B. Stacey - Alternate
Vacant - Alternative

C. APPROVAL OF MINUTES – August 19, 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 #2014-01)
Applicant: Dexter Fastener Technologies
2110 Bishop Cr E/2103 Bishop Cr W, HD 08-07-125-543**

This Public Hearing is being held to hear public comment regarding the following request submitted by Dexter Fastener Technologies to waiver the following requirement:

Section 6.14D. – All existing trees identified on the site plan with an eight (8) inch or larger caliper to be removed must be replaced according to the following table. Replacement trees shall be in addition to all other landscaping requirements.

<u>D.B.H. of Removed Tree</u>	<u>Number of Trees Required to be Planted</u>
Landmark trees	5 trees of at least 2.5" caliper
23.9" or larger (non-native)	4 trees of at least 2.5" caliper
12" – 23.9"	3 trees of at least 2.5" caliper
8" – 11.9"	2 trees of at least 2.5" caliper

PROPOSAL - The applicant is proposing a reduced number of replacement trees than is required by the Zoning Ordinance.

Order for Public Hearings

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

G. BUSINESS SESSION

1. CONSIDERATION OF: ZBA Case #2014-01

Variance Request for 2110 Bishop Cr E/2103 Bishop Cr W

Applicant: Dexter Fasteners Technologies

- 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.

H. ADJOURNMENT

Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the Village Office at (734) 426-8303, at least forty-eight hours prior to the meeting. Village staff will be please to make the necessary arrangements.