



Matt Pargof, 509 Coventry Cr, lives in the back corner of subdivision. Stated he opposed the variance request, questioned notification of rezoning, questioned the types of trees being proposed and requested additional trees be planted along the southeast boundary of the petitioner's property because it abuts his backyard. He also stated people in the neighborhood do not know about this and that this project has damaged property values.

Chris Pargof, 509 Coventry Cr, spoke in support of his son, Matt Pargof. Mr. Pargof stated he is a certified arborist, stated proposed evergreens would become deer food, and suggested planting be postponed until fall due to the probability of a wet spring due to the heavy snow we've experienced this year. Also stated the berm is too high-maintenance headache. Disagreed with price for replacement trees contractor gave petitioner of \$120, average price usually \$250. Agreed to work with petitioner as a volunteer consultant to upgrade landscape plan and should not begin until the fall of 2014.

Chris DeCorte 517 Coventry, asked for details about the expansion of Dexter Fastener Technologies.

Zach Wismer, 7833 Baker Heights Ct, wondered what was taken out behind property and what would replace the materials taken out.

Lori Twigg, 2090 Baker Road, had questions about berm along western property line and if there were trees being removed and planted in that location.

The hearing was closed to public comment at 8:08 pm

**Recess:** none

## **Business Session**

### **1. Variance Request-ZBA Case # 2014-01**

The Public Hearing is being held to hear public comment regarding a request submitted by Dexter Fastener Technologies, for 2110 Bishop Cr E/2103 Bishop Cr W, HD-08-07-125-543

Variances were requested from the following section:

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

The Board and the applicant began discussing the variance request.

1. Discussion about the notification issue
2. General direction proposed in plan is good
3. The existing berm along the eastern boundary of the site.
4. The intent of the tree protection ordinance and that it wasn't meant to apply to the Industrial Park.
5. How the Village established the \$120/tree amount.

6. Possible expansion of the company in the future
7. Factory was there prior to development
8. Landscape Ordinance to guarantee plantings

Move Carson, support Wilcox, based on the information provided by the applicant, Dexter Fastener Technologies for 2110 Bishop Circle E ad 2103 Bishop Circle W, HD-08-06-458-501, at the February 18, 2014 Zoning Board of Appeals meeting the Board determines that per Section 24.05 Standards for Variances and Appeals that the request to waive the following sections be approved:

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

Based on the findings of facts and conclusions including that adherence to the standards of the Ordinance in this case would result in a practical difficulty; complying with the Ordinance would prove unreasonable; the probability that replacement trees provided to fulfill ordinance requirements at this time may have to be removed in the future for additional expansion; this is a unique circumstance related to the physical condition of the property, and is not a self-created hardship; and the proposed variance would not pose a hazard to public safety or welfare and will not constitute a public nuisance.

The determination was made based on the applicant's ability to meet Section 24.05 of the Village of Dexter Zoning Ordinance.

Ayes: Hansen, Bombery, Wilcox, Carson  
 Nays: None  
 Absent: Rush

Motion Carried 4-0

**Adjournment**

Meeting adjourned at 8:43 pm

Respectfully submitted,

Brenda Tuscano  
 Recording Secretary

Filing Approved: May 19, 2014