

VILLAGE OF DEXTER
ZONING BOARD OF APPEALS MEETING

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

Dexter Senior Center
MONDAY, May 19, 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

C. APPROVAL OF MINUTES – February 18, 2014 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 #2014-02)

Applicant: Jonathon Coffey
7690 Grand Street, HD-08-06-452-001

This Public Hearing is being held to hear public comment regarding the following request submitted by Jonathon Coffey to waive the following requirement:

Section 20.01 Schedule of Regulations for Principal Buildings-Residential; the minimum front yard setback for a principal structure in the R-1B One Family Residential District is 15 feet. The applicant proposes a reduced setback of 5.6 feet due to practical difficulties associated with the property.

PROPOSAL - The applicant proposes a reduced setback of 5.6 feet due to practical difficulties associated with the property..

2. Public Hearing for Variance Request (ZBA Case #2014-03)

Applicant: Matt Fromboluti, on behalf of St. Joseph Mercy Health System
7061 Dexter-Ann Arbor Road, HD-08-08-200-021

This Public Hearing is being held to hear public comment regarding the following request submitted by Matt Fromboluti, on behalf of St. Joseph Mercy Health System to waive the following requirement:

Section 7.04 Building Signs. Signs for multiple tenant shopping centers or multi-tenant buildings shall not exceed one (1) square foot of sign area per one (1) lineal foot of building frontage per tenant, with the maximum sign area not to exceed 42 square feet.

PROPOSAL - The applicant proposes a 112 square foot sign due to practical difficulties associated with the property; specifically the tenant space within the subject building is located more than 300 feet from Dexter Ann Arbor Road and a 42 square foot sign would not be sufficiently visible.

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 #2014-02**
Variance Request for 7960 Grand Street
Applicant: Jonathon Coffey

2. **CONSIDERATION OF: ZBA Case #2014-03**
Variance Request for 7061 Dexter-Ann Arbor Road
Applicant: Matt Fromboluti, on behalf of St. Joseph Mercy Health System

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.