

VILLAGE OF DEXTER
ZONING BOARD OF APPEALS MEETING
***** 7720 Ann Arbor Street *****
Dexter Senior Center
THURSDAY, JULY 31, 2014, 7:00 pm

AGENDA

A. CALL TO ORDER

B. ROLL CALL -MEMBERS:

S. Hansen	J. Carson – VC Rep.	B. Stacey – Alternate
P. Mekas	vacant– PC Rep.	B. Gray – Alternate
J. Rush		

C. APPROVAL OF MINUTES – May 19, 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 #2014-04)

Applicant: Becky Murillo

3411 Hudson St, HD-08-06-117-017

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

The applicant, Becky Murillo, is requesting a variance from the following section of the Village of Dexter Zoning Ordinance for 3411 Hudson St, HD-08-06-117-017:

Section 8.11 Special Use, sub-section B.21 Group Day Care Homes; Group Day Care Homes shall have a minimum lot area of one half acre (21,780 sq. ft.).

PROPOSAL: The applicant proposes an 11,980 sq. ft. variance to allow for a minimum lot area of 9,800 sq. ft.

Discussion and possible action following public hearing:

- a) 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.

- b) Motion is proposed on “finding of fact, rationale, conclusions and conditions.”
- c) Discussion on standards and requirements of the ordinance.
- d) Action on the motion.

G. 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.