

**VILLAGE OF DEXTER
ZONING BOARD OF APPEALS MEETING
7720 Ann Arbor Street
Dexter Senior Center
Monday, December 15, 2014, 7:00 pm**

AGENDA

A. CALL TO ORDER

B. ROLL CALL -MEMBERS:

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

C. APPROVAL OF MINUTES – October 20, 2014 Regular meeting minutes

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D. APPROVAL OF THE AGENDA

E. STAFF REPORT (verbal)

F. SITE INSPECTION (Conduct on own)

G. 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 #2014-06)

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**Applicant: Lyle Beckwith, on behalf of Dexter Crossings Associates, LLC/Oxford Management
7061 Dexter-Ann Arbor Road; HD-08-08-200-021**

This Public Hearing is being held to hear public comment regarding a request submitted by Lyle Beckwith, on behalf of Dexter Crossings Associates, LLC/Oxford Management for an interpretation of Section 7.03, sub-sections (1) A and D to determine the number of ground signs allowed within non-residential districts and business centers. In the case that the ZBA interprets that a variance is required for additional ground signage; the applicant is requesting a variance to allow three (3) additional ground signs, pursuant to the standards in Section 7.03(1)A.

PROPOSAL: The applicant proposes that a total of five (5) ground signs are allowed for the Dexter Crossing Shopping Plaza located at 7061 Dexter Ann Arbor Road, pursuant Sections 7.03, sub-sections (1) A and D. If the ZBA determines that only Section 7.03(1)D applies, then the applicant is requesting a variance to allow three (3) additional ground signs.

2. Public Hearing for Variance Request (ZBA Case #2014-07)

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**Applicant: Chandra Hurd, on behalf of Walkabout Creek, LDHA LP
2425 Dongara Drive; HD-08-07-100-051 and HD-08-07-100-052**

This Public Hearing is being held to hear public comment regarding the following request submitted by Chandra Hurd, on behalf of Walkabout Creek LDHA LP for a variance from Section 7.09 (3)A.4 of the City of Dexter Zoning Ordinance for 2425 Dongara Drive to allow the re-erect of a new non-conforming ground sign that would cost more than fifty (50) percent of the replacement cost of the original non-conforming sign.

PROPOSAL: The applicant proposes the re-erection of a new non-conforming ground sign that would cost more than fifty percent (50%) of the replacement cost of the original non-conforming sign. The proposed sign will be reduced in size (45.9 sq. ft. vs the existing 49.5 sq. ft.), but taller (currently 5.5 feet; proposed 7 feet). Signs in the R-3 district are limited to 4 feet in height and 20 square feet per side or 40 square feet total signage area.

H. BUSINESS SESSION

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.

1. **CONSIDERATION OF: ZBA Case #2014-06**
Variance Request for 7061 Dexter-Ann Arbor Road
Applicant: Lyle Beckwith, on behalf of Dexter Crossings Associates, LLC/Oxford Management
2. **CONSIDERATION OF: ZBA Case #2014-07**
Variance Request for 2425 Dongara Drive
Applicant: Chandra Hurd, on behalf of Walkabout Creek, LDHA LP

I. 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 City Office at (734) 426-8303, at least forty-eight hours prior to the meeting. City staff will be please to make the necessary arrangements.