**CITY OF DEXTER**
**ZONING BOARD OF APPEALS**
**7720 Ann Arbor Street**
**Dexter Senior Center**
**Tuesday, February 21, 2017 at 7:00 pm**

**AGENDA**

**A. CALL TO ORDER**

**B. ROLL CALL** -MEMBERS:

| | | |
|---|---|---|
| P. Mekas, Chair | J. Rush | S. Hansen |
| M. Schmid– PC Rep. | Christopher Wallaker, Alt. | |

**C. APPROVAL OF MINUTES –** December 19, 2016 Meeting Minutes **Pg. 1-3**

**D. APPROVAL OF THE AGENDA**

**E. STAFF REPORT** **Pg. 4-10**

**F. SITE INSPECTION (Conduct on own)**

**G. PUBLIC HEARINGS –**

**Order for Public Hearings**

a. Chair introduces the case.
b. Staff presentation.
c. Petitioner's presentation.
d. Chair opens the public hearing.
e. Public comment (State name and address).
f. Rebuttal by petitioner (At chairman's discretion).
g. Chair closes the public hearing.
h. Chair opens the business session.

**1. AP2016.17-20 ZBA Sign Setback Variance Request for 7200 Dan Hoey Road** (parcel ID numbers: 08-08-05-380-000, 08-08-05-380-001, 08-08-05-380-002, 08-08-05-380-503, 08-08-05-380-513, 08-08-05-380-004, 08-08-05-380-005, and 08-08-05-380-006). **Pg. 11-25**

**Applicant: Dexter Commerce Center Association**

Public hearing to consider a variance request from Section 7.03(1) to allow the erection of a ground sign approximately 80 east of the west entrance to the site:

- 10-foot variance from the required 10-foot setback from the planned Dan Hoey Road right-of-way, to allow a 0-foot setback from the planned road right-of-way; and
- 15-foot variance from the 15-foot required setback from the property line, along Dan Hoey Road, to allow a 0-foot setback from the property line.

Discussion following public hearing: 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.

a. Motion is proposed on "finding of fact, rationale, conclusions and conditions."

b. Discussion on standards and requirements of the ordinance.

c. Action on the motion.

**H. ADJOURNMENT**

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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.