

CITY OF DEXTER
ZONING BOARD OF APPEALS
MINUTES
Tuesday, March 7, 2017 at 7:00 pm

THE MEETING WAS HELD AT THE CITY OFFICES

AGENDA

A. CALL TO ORDER – Chairman Mekas called the meeting to order at 7:04 pm.

B. ROLL CALL –MEMBERS PRESENT:

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

Also in attendance were Allison Bishop, applicant and 3 guests.

C. APPROVAL OF MINUTES – Motion by Rush, 2nd by Wallaker to approve the February 21, 2017 Meeting Minutes, as presented. Motion carried.

D. APPROVAL OF THE AGENDA – Motion by Schmid, 2nd by Wallaker to approve the agenda, as presented. Motion carried.

E. STAFF REPORT - None

F. SITE INSPECTION Conduct on their own

G. PUBLIC HEARINGS –

- 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). Public hearing conducted February 21, 2017; ZBA postponed action on to March 7, 2017.

The Board continued its business session 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.

Applicant acknowledged that mock signs were temporarily erected east of the west entrance to identify where a ground sign would be required to be located, as well as the proposed location of the ground sign. The Board reviewed new information provided by applicant and staff, including verification of the location of existing utilities east of the west entrance.

David Traynor, 7200 Dan Hoey, Suite D, stated he’s been in the building for 2 ½ years. Owners and operates Beacon Dental. The area has become a dental node. He is trying to maximize visibility so they are competitive with the new dental offices across Dan Hoey Road.

Henry Kim, 7200 Dan Hoey, owner of My Cleaners, spoke in support of the variance.

The Board continued its discussion, expressing concerns regarding the location of the stormwater basin, the location of underground utilities, and the need for businesses to have adequate signage.

Motion by Rush, 2nd by Wallaker based on the information provided by the applicant, staff and city engineer at the March 7, 2017 Zoning Board of Appeals meeting, the Board determines the application, AP2016.17-20 ZBA Sign Setback Variance, submitted by Dexter Commerce Center Association, on behalf of the owners of property at 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), **MEETS** the criteria required for the considering a variance request, pursuant to Section 24.05, sub-section A.

Therefore, let it be resolved the Zoning Board of Appeals **GRANTS** the following variances from Section 7.03(1):

1. 10-foot variance from the required 10-foot setback from the planned Dan Hoey Road right-of-way; and
2. 15-foot variance from the 15-foot required setback from the property line, along Dan Hoey Road.

Let it further be resolved, the applicant is **PERMITTED** to install a ground sign approximately 80 feet east of the west entrance to the site, with said sign having a 0-foot setback from the planned Dan Hoey Road right-of-way, and a 0-foot setback from the property line, along Dan Hoey Road,.

The determination was made based on the following findings per Section 24.05 of the City of Dexter Zoning Ordinance (list criteria):

1. Practical difficulty
2. Substantial justice
3. Extraordinary circumstances.

Ayes: Wallaker, Rush, Hansen, Schmid, Mekas

Nays: None

Absent: None

H. ADJOURNMENT – Motion by Rush, 2nd by Hansen to adjourn meeting at 7:53 pm. Motion carried.

Respectfully submitted,
Michelle Aniol
Community Development Manager

Approved for filing: April 17, 2017