

**VILLAGE OF DEXTER
ZONING BOARD OF APPEALS MEETING
7720 Ann Arbor Street
Dexter Senior Center
January 17, 2005, 7:00 pm**

AGENDA

A. CALL TO ORDER

- B. ROLL CALL - MEMBERS:**
- | | |
|-----------------------|----------------------|
| S. Hansen | J. Rush |
| J. Adams | E. Lovell – PC Rep. |
| J. Lester - Alternate | T. Walters – VC Rep. |
| Vacancy - Alternate | |

C. APPROVAL OF MINUTES –November 15, 2005

D. APPROVAL OF THE AGENDA

E. SITE INSPECTION

F. PUBLIC HEARINGS

1. Open Public Hearing for Variance Request (ZBA 2005-03) OPEN TIME_____

This Public Hearing is being held to hear public comment regarding a request submitted by AR Brouwer for 8031 Main Street, Tax ID's HD-08-06-210-027. The variance is being requested from Article 5, Parking and Loading, Section 5.07F, Loading and Unloading, to allow for the construction of one (1) loading and unloading space when two (2) are required for all buildings over 20,000 square feet gross floor area. The applicant is in the process of obtaining site plan approval for a building that is 21,870 square feet.

The applicant is requesting a variance to permit the construction of only one (1) loading and unloading space when two (2) are required based on the proposed building size.

- 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.

CLOSE_____

2. Open Public Hearing for Variance Request (ZBA 2005-04) OPEN TIME_____

This Public Hearing is being held to hear public comment regarding a request submitted by Sean McCormick, 7031 Ulrich Street, Tax ID HD-08-05-330-193. The variance is being requested from Article 3, General Provisions, Section 3.05D, Home Occupation, to allow for the sale of articles that are not primarily produced within the dwelling unit as part of a home occupation (forearms distribution pursuant to Federal law). The applicant is currently completing the process required by the Federal Bureau of Alcohol, Tobacco and Fire Arms.

The applicant is requesting the variance to permit the sale of articles not primarily produced within the dwelling unit (firearms distribution pursuant to Federal law).

- 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).
- g. Close the public comment portion of the public hearing.

CLOSE _____

G. RECESS (OPTIONAL)

H. BUSINESS SESSION

1. Variance Request (ZBA Case #2005-03)

A request submitted by AR Brouwer for Tax ID's HD-08-06-210-027:

A. Section 5.07F, Loading and Unloading. The applicant is requesting a variance to permit the construction of one (1) loading space instead of the require two (2) loading spaces for a building over 20,000 square feet.

- 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.

2. Variance Request (ZBA 2005-04)

A request submitted by Sean McCormick for 7031 Ulrich Street, Tax ID HD-08-05-330-193:

A. Section 3.05D, Home Occupations. The applicant is requesting the variance to permit the sale of articles not primarily produced within the dwelling unit (firearms distribution pursuant to Federal law).

- 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.

I. ADJOURNMENT