

**VILLAGE OF DEXTER  
ZONING BOARD OF APPEALS MEETING**

\*\*\*\*\* 7720 Ann Arbor Street \*\*\*\*\*

**Dexter Senior Center  
MONDAY, November 19, 2007, 7:00 pm**

**AGENDA**

**A. CALL TO ORDER**

**B. ROLL CALL - MEMBERS:**

S. Hansen	J. Rush
E. Bombery	M. Kimmel – PC Rep.
J. Lester - Alternate	R. Tell – VC Rep.
B. Stacey - Alternate	

**C. APPROVAL OF MINUTES –June 18, 2007 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. Open Public Hearing for Variance Request (ZBA Case #2007-04) 8041 Main Street**

This Public Hearing is being held to hear public comment regarding a request submitted by AR Brouwer on behalf of Mike Hoelzer for 8041 Main Street, HD-08-06-210-028. The applicant is requesting the following variances:

- A. Section 4.05, Nonconforming Buildings and Structures. The applicant is proposing to expand a nonconforming structure for the addition of code compliant stairs and an ADA bathroom. The current building is nonconforming because it does not conform to maximum setbacks. The ordinance does not permit the expansion of a nonconforming building.
- B. Section 21.04 and Section 21.06A1, Site Plan Review and Approval. The applicant is requesting that due to the minimal size of the addition and change in the building that the project and site plan be permitted to be reviewed administratively. The applicant is also requesting that information required on the site plan be permitted to be excluded because of the nature of the project and due to the extensive provisions sets forth in Section 21.04, Application for Site Plan Review.
- C. Section 7.04, Building Signs. The applicant is requesting a variance to permit a 20 square foot building sign. The ordinance permits a 16 square foot building sign based on the buildings frontage.

**G. BUSINESS SESSION**

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.

**1. Consideration of: Variance Request (ZBA Case #2007-04)**

Dairy Queen - 8041 Main Street, HD-08-06-210-028

- A. Section 4.05, Nonconforming Buildings and Structures
- B. Section 21.04 and Section 21.06A1, Site Plan Review and Approval
- C. Section 7.04, Building Signs

**H. ADJOURNMENT**