

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

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

**Dexter Senior Center
TUESDAY, December 13, 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.
B. Stacey - Alternate	

C. APPROVAL OF MINUTES –October 17, 2005

D. APPROVAL OF THE AGENDA

E. SITE INSPECTION

F. PUBLIC HEARINGS

1. Open Public Hearing for Variance Request (ZBA Case #2005-11)

This Public Hearing is being held to hear public comment regarding a request submitted by Paul Cook and Kathleen Irvine for 2830 Baker Road. The applicant's are requesting a variance from Section 6.06, Landscape screening between land uses, for south side of the parcel located at 2830 Baker Road. Section 6.06 states that a 10 foot planted buffer is required between C-1 General Business zoning/uses. The applicant is proposing a 4 foot planted buffer. The applicant is not requesting a variance for the planting requirements, only the buffer width.

- 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.

G. BUSINESS SESSION

1. Variance Request (ZBA Case #2005-11)

A request submitted by Paul Cook and Kathleen for 2830 Baker Road, Tax ID HD-08-06-400-005. The applicant is requesting a variance from the buffer requirements between land uses. The ordinance requires a 10 foot planted berm; the applicant is proposing a 4 foot planted berm.

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.

H. ADJOURNMENT