

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

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

**Dexter Senior Center
June 16, 2003, 7:00 pm**

AGENDA

A. CALL TO ORDER

B. ROLL CALL - MEMBERS: S. Hansen B.
Steptoe J. Adams
M. Kowalski – PC Rep.
J. Lester - Alternate J. Carson – VC Rep.
Vacancy - Alternate

C. APPROVAL OF MINUTES – May 19, 2003

D. APPROVAL OF THE AGENDA

E. SITE INSPECTION

F. PUBLIC HEARINGS

1. Open Public Hearing for Variance Request (ZBA 2003-05) OPEN

TIME _____

This Public Hearing is being held to hear public comment regarding a variance request submitted by Beckett and Reader Incorporated on behalf of the Downtown Development Authority for the property located at 8040 Forest Street. The applicant, is requesting variances from the following sections:

A. Section 20.01, Schedule of Use Regulations for rear yard setbacks for the Village Commercial District. The applicant is requesting a variance to waive

the requirement that all structures have a ten (10) foot rear yard setback. The applicant is proposing a rear yard setback of zero (0) feet.

B. Section 20.01, Schedule of Use Regulations for side yard setbacks for the Village Commercial District. The applicant is requesting a variance to waive the requirement that all structures have a five (5) foot side yard setback. The applicant is proposing a side yard setback of zero (0) feet.

C. Section 5.03, Parking and Loading Variance – REMOVED FROM REQUEST, WAIVED BY PLANNING COMMISSION June 2, 2003

- 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 TIME _____

2. Open Public Hearing for Variance Request (ZBA Case 2003-06) OPEN TIME

This Public Hearing is being held to hear public comment regarding a variance request submitted by Beckett and Reader Incorporated on behalf of the Downtown Development Authority for the property located at 8074 Forest Street. The applicant, is requesting variances from the following sections:

A. Section 20.01, Schedule of Use Regulations for rear yard setbacks for the Village Commercial District. The applicant is requesting a variance to waive the requirement that all structures have a ten (10) foot rear yard setback. The applicant is proposing a rear yard setback of zero (0) feet.

B. Section 20.01, Schedule of Use Regulations for side yard setbacks for the Village Commercial District. The applicant is requesting a variance to waive the requirement that all structures have a five (5) foot side yard setback. The applicant is proposing a side yard setback of zero (0) feet.

C. Section 5.03, Parking and Loading Variance – REMOVED FROM REQUEST, WAIVED BY PLANNING COMMISSION June 2, 2003

- 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 TIME _____

G. RECESS (OPTIONAL)

H. BUSINESS SESSION**1. Variance Request (ZBA Case #2003-05)**

A zoning variance request submitted by Beckett and Reader on behalf of the Downtown Development Authority, 8040 Forest Street, for Sections:

A. Section 20.01, Schedule of Use Regulations for rear yard setbacks. The applicant is requesting a variance to waive the requirement that all structures have a ten (10) foot rear yard setback in the Village Commercial District. The applicant is proposing a rear yard setback of zero (0) feet.

B. Section 20.01, Schedule of Use Regulations for side yard setbacks. The applicant is requesting a variance to waive the requirement that all structures have a five (5) foot side yard setback in the Village Commercial District. The applicant is proposing a side yard setback of zero (0) 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 Case #2003-06)

A zoning variance request submitted by Beckett and Reader on behalf of the Downtown Development Authority, 8074 Forest Street, for Sections:

A. Section 20.01, Schedule of Use Regulations for rear yard setbacks. The applicant is requesting a variance to waive the requirement that all structures have a ten (10) foot rear yard setback in the Village Commercial District. The applicant is proposing a rear yard setback of zero (0) feet.

B. Section 20.01, Schedule of Use Regulations for side yard setbacks. The applicant is requesting a variance to waive the requirement that all structures have a five (5) foot side yard setback in the Village Commercial District. The applicant is proposing a side yard setback of zero (0) 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.
3. New Resolution of Appointments – Passed June 9, 2003

I. ADJOURNMENT