

VILLAGE of DEXTER
ZONING BOARD OF APPEALS
July 17, 2006

The meeting was called to order at 7:13 PM by Terry Walters-Village Council Representative at the Dexter Senior Citizen Center, 7720 Ann Arbor Street.

Present: Lester, Kimmel, Walters
Absent: Hansen, Adams, Rush
Alternate: Stacey

Approval of Minutes

-Moved Kimmel, support Lester to approve the June 19, 2006 Regular Meeting minutes.
Voice Vote: Unanimous Motion Carried

Approval of the Agenda

-Moved Kimmel, support Lester to approve the Agenda as presented
Voice Vote: Unanimous Motion Carried

Site Inspections - yes

Public Hearings

1. Variance Request-ZBA Case #2006-02

This Public Hearing is being held to hear public comment regarding a request submitted by John Krzeminski at 3591 Ryan Drive, Tax ID HD-08-05-440-003. The variance is being requested from Section 3.17 (c), Fences, Location in front yards. Section 3.17 (c) states that fences may be located in front yards up to a height of thirty-six (36) inches. The applicant is proposing to install a four (4) foot fence around the perimeter of the yard. The applicant's yard is on a corner lot and therefore has two (2) front yards and two (2) side yards.

Terry Walters-Village Council Representative opened the hearing at 7:15 pm

Community Development Manager Allison Bishop gave a presentation of the applicant's request and the review.

Applicant John Krzeminski, 3591 Ryan Drive addressed the Board to explain the reasons for the request and answer questions from the Board members.

ZBA members discussed where fence would go, neighbor Karen Dalton recently came before Board for the same request and was approved.

The hearing was opened to public comment:

1. Raymond Klatt, Homeowner's Association President, 7166 Wilson, he is in support of the fence on the corner lot and took pictures of fence and to show the clear vision area was not obstructed by the fence.

The hearing was closed to public comment at 7:30 pm

Recess: none

Business Session

1. Variance Request-ZBA Case # 2006-02

The public hearing is being held to hear public comment regarding a request submitted by John Krzeminski for 3591 Ryan Drive, HD-08-05-440-003, for a variance from the front yard fence height requirements. The ordinance permits a maximum of thirty-six (36) inches or three (3) foot fence in front yards; the applicant is proposing a forty-eight (48) inch or four (4) foot fence in the front yard.

The Board began discussing the variance request.

The Board and the applicant discussed the request and the practical difficulties and substantial justice.

-Moved Kimmel, support Lester based on the information provided by the applicant at the July 17, 2006 Zoning Board of Appeals meeting the board determines that the request to waive the requirements of Section 3.17(c), Fencing, Location of fences in front yards, submitted by John Krzeminski to permit the construction of a four (4) foot fence in the front yard be **granted**, for the property located at 3591 Ryan Drive because the proposed request **meets** the conditions required for the granting of a variance.

The determination was made with consideration of the following per Section 24.05 of the Village of Dexter Zoning Ordinance:

1. Practical Difficulties
2. Substantial Justice

Voice vote: Unanimous
Motion carried

2. Section 3.17-Fences Ordinance Review and Recommendation to the Planning Commission.

-Moved Lester, support Kimmel to recommend that the Planning Commission review Section 3.17, Fences, of the Zoning Ordinance. The Zoning Board of Appeals supports the recommendation made by the Community Development Manager as part of the packet.

Voice vote: Unanimous
Motion Carried

Adjournment

-Moved Kimmel, support Lester to adjourn the meeting at 7:40 pm
Voice Vote: Unanimous Motion Carried

Respectfully submitted,

Brenda Tuscano, Recording Secretary

Filing Approved 9-18-06