



# DEXTER TOWNSHIP

## ZONING BOARD OF APPEALS

6880 DEXTER-PINCKNEY ROAD  
DEXTER, MI 48130

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## AGENDA December 5, 2023 6:00 pm

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Approval of Minutes- November 7, 2023
5. Public Comment (*Non-agenda Items*)

6. Public Hearing Procedure Review
7. Action Items

### Item #1

#### Introduction of the case

<b>Petition Number:</b>	<u>(23-ZBA-006)</u>
<b>Applicant(s):</b>	Bradley Devries on behalf of Corn Man, LLC
<b>Project Description:</b>	Construct a pavilion with enclosed walkways in excess of the maximum lot coverage for buildings
<b>Petition Description:</b>	a) Request for variance from Section 16.12 requiring a maximum lot building coverage be 11,543 sq.ft.
<b>Property Location:</b>	8540 Island Lake Road, D -04-36-400-002

- a. Conflict of Interest/Ex-parte Contact Review
- b. Staff Presentation and Zoning Board of Appeals Member Questions
- c. Petitioner Presentation and Zoning Board of Appeals Member Questions
- d. Public Hearing (*no public participation on agenda item after public hearing is closed*)
  - i. Reading of letters into the record
  - ii. Comments from public in attendance (*see Public Comment/Input Policy on the last page*)
- e. Zoning Board of Appeals deliberations and Standards of Review
- f. Action on Petition- Motions by the Zoning Board of Appeals

**Item #2**

**Introduction of the case**

<b>Petition Number:</b>	<u>(23-ZBA-007)</u>
<b>Applicant(s):</b>	Alan and Linda Selbert
<b>Project Description:</b>	Construct a 1.5 story home with a reduced waterbody setback
<b>Petition Description:</b>	a) <i>Request for variance from Section 16.34(A) requiring when there are principal buildings on both adjacent lots, the waterbody setback shall be a straight line drawn between the adjacent principal buildings</i>
<b>Property Location:</b>	9586 Winston Rd. (D-04-02-401-019)

- g. **Conflict of Interest/Ex-parte Contact Review**
- h. **Staff Presentation and Zoning Board of Appeals Member Questions**
- i. **Petitioner Presentation and Zoning Board of Appeals Member Questions**
- j. **Public Hearing** *(no public participation on agenda item after public hearing is closed)*
  - iii. Reading of letters into the record
  - iv. Comments from public in attendance *(see Public Comment/Input Policy on the last page)*
- k. **Zoning Board of Appeals deliberations and Standards of Review**
- l. **Action on Petition-** Motions by the Zoning Board of Appeals

**Item #3**

**Introduction of the case**

<b>Petition Number:</b>	<u>(23-ZBA-008)</u>
<b>Applicant(s):</b>	Alan and Linda Selbert
<b>Project Description:</b>	Construct a 20' x 21.5' two-car garage addition with a reduced front yard setback
<b>Petition Description:</b>	a) <i>Request for variance from Section 7.07(3) requiring 25-foot local and private road setback</i>
<b>Property Location:</b>	9586 Winston Rd. (D-04-02-401-002)

- m. **Conflict of Interest/Ex-parte Contact Review**
- n. **Staff Presentation and Zoning Board of Appeals Member Questions**
- o. **Petitioner Presentation and Zoning Board of Appeals Member Questions**
- p. **Public Hearing** *(no public participation on agenda item after public hearing is closed)*
  - v. Reading of letters into the record
  - vi. Comments from public in attendance *(see Public Comment/Input Policy on the last page)*
- q. **Zoning Board of Appeals deliberations and Standards of Review**

**Action on Petition-** Motions by the Zoning Board of Appeals

**8. Public Comment** *(Non-agenda Items)*

**9. Concerns of Zoning Board of Appeals Members, Director of Planning and Zoning, and Recording Secretary**

r. ZBA Memo from Township Planning Consultant

**10. Adjournment**

