



DEXTER TOWNSHIP

ZONING BOARD OF APPEALS

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BETH FILIP
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PETER MAIER
SECRETARY

KATHY BRADBURY
MARTY STRAUB

DON DARNELL, *ALT.*
VACANT, *ALT.*

JANIS MILLER
RECORDING SECRETARY

REGULAR MEETING OF THE ZONING BOARD OF APPEALS

Tuesday November 7, 2023

Members present: Chairperson Brook Smith, Vice-Chairperson Beth Filip, Secretary Peter Maier, Marty Straub, and Kathy Bradbury. Absent: None.

Also present: Megan Masson-Minock, Planner; Ashley Cepeda, Zoning Administrator, and Janis Miller, Recording Secretary.

- 1. Call to Order:** Chairperson Smith called the meeting to order at 6:01 PM.
- 2. Pledge of Allegiance:** Recited by all.
- 3. Approval of Agenda:**
With no corrections or additions, the Chair deemed the agenda approved as circulated.
- 4. Approval of Minutes:**
Motion by Filip to approve the October 3, 2023 minutes as amended. Motion seconded by Straub. All ayes. Motion carried.
- 5. Public Comment – Non-Agenda Items:** Opened at 6:04 PM. No public comments.
- 6. Public Hearing Procedure:** Skipped as the Chair said it was on the back of the agenda. Chairperson Smith asked Zoning Officer Ashley Cepeda, if the public hearing procedures could be removed from the agenda and copies placed on the back table as well as on the public podium.
- 7. Action Items:** None
- 8. Public Comment:** Opened 6:09 PM. No public comments.

Not on the Agenda Discussion:

Planner Megan Masson-Minock, Carlisle Wortman, introduced herself and talked about Zoning Ordinance amendments. She stated that many of the Dexter Township Zoning required permits are not necessary. Megan also said that special land use and rezoning requests require a public hearing, everything else is an administrative function.

Maier: He stated that state law says if a site plan meets the requirements (in administrative review) it is approved.

Straub: The most urgent conundrum to correct is the wording “minimum” and “reasonable” in the ZBA decision criteria. The second urgent problem is the land size requirement regarding accessory

building size/height.

Maier: He suggested Ashley, Enforcement Officer, email the ZBA members when a meeting is planned (before the board packets go out).

Filip: There is a need of sufficient documentation that supports changing the Zoning Ordinance §20.06 (4). She also wanted clarification on how to communicate a problem to the Planner and the Board of Trustees. The Variance Guidebook on the Dexter Township website need to be updated.

Straub: He would like the date the hearings are noticed in the paper included in the ZBA Board packet.

9. Concerns of ZBA Members, DPZ, and Recording Secretary: As stated above.

10. Adjournment

Chairperson Smith declared the meeting adjourned at 7:16 PM.

Respectfully submitted,

Peter Maier, Secretary

Janis Miller, Recording Secretary