Zoning Board of Appeals Minutes
December 1, 2005

Meeting called to order at 5:02 p.m. by Chairman Levengood.

MEMBERS PRESENT:
Harry Jachym
Gene Levengood
Ray Sturdy, Jr.
Bob Doroshewitz
Jim Zdanek

MEMBERS ABSENT: None

OTHERS PRESENT:
Mark Lewis, Chief Building Official
Alice Geletzke, Recording Secretary
4 members of the public

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meeting - October 6, 2005

Moved by Mr. Jachym, supported by Mr. Zdanek, to approve the minutes of October 6, 2005, as presented.

Ayes all.

2. Regular Meeting Cancellation - November 3, 2005

ITEM NO. 2 - NEW BUSINESS

1. Application No. 1412- Karen C. Mueller
12232 Hillside
Plymouth, MI 48170

Location - Karen C. Mueller
46775 Ann Arbor Trail
Plymouth, MI 48170
Tax I.D. #78035-99-0005-000


<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Required Dwelling Access</th>
<th>Proposed Dwelling Access</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Ord. 99, Article 28.2.3 &amp; Ord. 99, Article 28.4.4</td>
<td>46775 Ann Arbor Tr.</td>
<td>Private Road</td>
<td>Driveway with Easement</td>
<td>To allow access by way of a Driveway with Easement vs. a Private Road</td>
</tr>
</tbody>
</table>

The applicant is requesting one variance:

1. The above-mentioned residential property has an existing driveway. The applicant is proposing access be considered with driveway with easement. The applicant is requesting that dwelling access be allowed by way of a driveway with an easement vs. a private road.

Mr. Levengood offered to recuse himself from voting on this application, having worked with Ms. Mueller in the past. The Board felt that would not be necessary because Mr. Levengood has no personal financial interest in the matter before the Board.

Karen Mueller addressed the Board and explained that her request was submitted to permit her to split her property into two lots, only one of which would abut a dedicated roadway. The proposed variance, if granted, would permit the current residence located on what would become the rear lot after the lot split to access a dedicated roadway using the existing driveway and utility service arrangements via a new 33 foot easement to be located along the westerly property line of the new front lot. Access to the new front lot would be via a new driveway located on the east side of the property. Ms. Mueller submitted substantial written information in support of her request.

Mr. and Mrs. Joel Bradner, owners of the lot immediately east of the subject property, submitted a letter dated October 28, 2005 supporting the requested variance and explaining that the arrangements proposed would alleviate several unfavorable circumstances unique to the property.
Glenn Wyscaver and Russ Heitman, residents of the area, appeared and presented objections to
the request. Their concerns centered on the necessity for the Board to generally uphold township
ordinances without variance, the need for public safety, and possible water drainage problems that
might result from further construction on the subject property if the lot split were to be
permitted.

David Schuhardt, buyer of the property, appeared and spoke in favor of the application.

Following substantial deliberation by the Board, it was moved by Mr. Sturdy and supported by Mr.
Jachym to grant the variance to allow access to the front portion of the property via a new
driveway on the east side of the property and access to the rear portion of the property by way of
a driveway with easement vs. a private road at 46775 Ann Arbor Trail, as proposed in Application
1412, subject to the following requirements:

1) That the proposed 33 foot easement along the westerly property line of the new front lot
explicitly authorize access for municipal services, including police and fire protection, waste
collection, common carrier delivery services and other public and private services which utilize
heavy trucks and grant rights-of-way for utilities such as gas, electric, water, sewer, and cable.

2) That the existing driveway currently located within the proposed 33 foot easement for ingress
and egress to the rear parcel be expanded to a 16-ft. width, with a 2-ft. load bearing shoulder on
each side with a surface of either concrete, asphalt, gravel, or similar material capable of
supporting an imposed load of fire apparatus weighing at least 75,000 lbs.

AYES: Sturdy, Jachym, Levengood, Zdanek.
NAYS: Doroshewitz

Motion carried.

Moved by Mr. Doroshewitz, supported by Mr. Zdanek, to adjourn the meeting.

Ayes all.

Meeting adjourned at 6:12 p.m.

Respectfully submitted,

Raymond O. Sturdy, Jr., Secretary
Zoning Board of Appeals

NOTE: Upon granting a zoning variance, a building permit is required.
If denied, the applicant may appeal to Circuit Court.

The Charter Township of Plymouth will provide necessary reasonable aids and services, such as signers for the hearing impaired
and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon
two weeks notice to the Charter Township of Plymouth. Individuals with disabilities requiring auxiliary aids or services should
contact the Charter Township of Plymouth by writing or calling the Human Resource Office, Charter Township of Plymouth, 42350
Ann Arbor Road, Plymouth, Michigan, 48170, (734) 453-3202, TDD users: 1-800-649-3777 (Michigan Relay Service)