Meeting called to order at 6:11 p.m. by Chairman Levengood.

MEMBERS PRESENT:
Harry Jachym
Gene Levengood
Ray Sturdy, Jr.
Bob Doroshowitz
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. Special Meeting - September 14, 2006

Moved by Mr. Jachym, supported by Mr. Sturdy, to approve the minutes of the Special Meeting of September 14, 2006, as presented.

Ayes all.

ITEM NO. 2 - APPROVAL OF 2007 ZBA MEETING SCHEDULE

Moved by Mr. Sturdy, supported by Mr. Jachym, to approve the following 2007 ZBA Meeting Schedule:

Meetings are held at 6 p.m. on the following Thursdays at the Plymouth Township Hall:

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>February 1, 2007</td>
<td>June 7, 2007</td>
<td>October 4, 2007</td>
<td></td>
</tr>
<tr>
<td>March 1, 2007</td>
<td>*July 5, 2007</td>
<td>November 1, 2007</td>
<td></td>
</tr>
<tr>
<td>April 5, 2007</td>
<td>August 2, 2007</td>
<td>December 6, 2007</td>
<td></td>
</tr>
</tbody>
</table>

Ayes all.

*July 5 date changed to July 12 in a motion later in the meeting.

ITEM NO. 3 - NEW BUSINESS

1. Application No. 1430 - Marcos Makohon
26899 Northwestern Hwy.
Southfield, MI 48033

Location - Charter Township of Plymouth
42370 Ann Arbor Road
Plymouth, MI 48170
Tax I.D. #R78-060-99-0027-002


<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Allowed Maximum Stacking Spaces</th>
<th>Proposed Maximum Stacking Spaces</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Ord. 99, Article VI</td>
<td>42370 Ann Arbor Rd</td>
<td>Twenty (20) Stacking Spaces</td>
<td>Nineteen (19) Stacking Spaces</td>
<td>One (1) Stacking Space</td>
</tr>
<tr>
<td>2</td>
<td>Ord. 99, Article VI</td>
<td>42370 Ann Arbor Rd</td>
<td>One (1) Sign</td>
<td>Two (2) Signs</td>
<td>One (1) Sign</td>
</tr>
</tbody>
</table>
The applicant is requesting two variances:

1. The applicant is requesting one Stacking space in addition to the maximum nineteen (19) Stacking spaces allowed. With the proposed variance, the applicant is requesting one (1) additional Stacking space.

2. Applicant is requesting a variance for a second wall sign at Lilley Road.

Mr. Marcos Makohon, Architect, spoke on behalf of Fifth Third Bank. He indicated bank studies show many fewer customers using drive-in windows even during peak times than would require the 20-spaces.

He also pointed out the safety considerations if the bank is not also identified by a second sign on the Lilley Road side where the entrance drive is located. Customers going east on Ann Arbor Road might pass the Lilley Road intersection where they need to make a left turn to access the entrance drive. There is no safe place further up Ann Arbor Road to turn around.

Board members felt the requests met the Zoning Ordinance criteria for granting the variances.

Moved by Mr. Jachym, supported by Mr. Sturdy, to grant the variance requested in Application 1430, Marcos Makohon for Fifth Third Bank at 42370 Ann Arbor Road, decreasing the maximum stacking spaces from 20 to 19.

Ayes all.

Moved by Mr. Sturdy, supported by Mr. Jachym, to grant the variance for one additional sign as requested in Application 1430, Marcos Makohon for Fifth Third Bank at 42370 Ann Arbor Road.

Ayes all.

2. Application No. 1431 - Robert Cliffe AIA, MGA Architects
818 W. Eleven Mile Rd.
Royal Oak, MI 48067

Location - 11899 Fox Ridge Dr.
Plymouth, MI 48170
R78-039-01-0028-000


<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Required Minimum Front Yard Setback</th>
<th>Proposed Minimum Front Yard Setback</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Ord. 99, Article VI</td>
<td>11899 Fox Ridge Drive</td>
<td>Thirty five (35) feet</td>
<td>Thirty two (32) feet</td>
<td>Three (3) feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Required Total Lot Coverage</th>
<th>Proposed Total Lot Coverage</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Ord. 99, Article VI</td>
<td>11899 Fox Ridge Drive</td>
<td>15%</td>
<td>16%</td>
<td>1%</td>
</tr>
</tbody>
</table>

The applicant is requesting two (2) variances.

1. The applicant is proposing a garage addition to the east that will sit in violation of the front yard setback. The applicant is requesting a three (3) foot variance.

2. The applicant is proposing a garage addition with proposed 16% lot coverage.

Michael J. Gordon, MGA Architects, representing homeowner Theresa Lenhoff, addressed the Board and answered questions.

The Board felt the request met Zoning Ordinance criteria for granting the variances. The home is located on a cul-de-sac.

Moved by Mr. Sturdy, supported by Mr. Jachym, to grant the 3-ft. front yard setback variance and the 1% total lot coverage variance requested in Application 1431 for 11889 Fox Ridge Drive.

Ayes all.

Board members discussed the proposed July 5 meeting date being too close to the July 4th holiday.
Moved by Mr. Doroshewitz, supported by Mr. Zdanek, to change the July 2007 ZBA meeting date to Thursday, July 12.

Ayes all.

Moved by Mr. Sturdy, supported by Mr. Jachym, to adjourn the meeting.

Ayes all.

Meeting adjourned at 6:30 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, 9955 N. Haggerty Road, Plymouth, Michigan, 48170, (734) 453-3202, TDD users: 1-800-649-3777 (Michigan Relay Service).