Meeting called to order at 6:00 p.m. by Chairman Jachym.

**MEMBERS PRESENT:** Robert Doroshewitz
Thomas Dueweke
Robert Harris
Harry Jachym
Ray Sturdy, Jr

**MEMBERS ABSENT:** None

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

**ITEM NO. 1 - APPROVAL OF MINUTES**

1. Regular Meetings – June 7, 2012

Moved by Mr. Doroshewitz, supported by Mr. Harris, to approve the minutes of the regular meeting of June 7, 2012. Ayes all.

**ITEM NO. 2 – NEW BUSINESS**

1. Application No. 1493- Fifth Third Bank
   1000 Town Center
   Southfield MI 48075

   Location – 42370 Ann Arbor RD
   Plymouth MI 48170

   Tax I.D. #78-060-99-0027-002

RE: Zoning Ordinance No. 99, Article 14 Sec 14 (4) (1) (k) ARC Ann Arbor Road Corridor District; Parking Requirements, Layout, Standards and Off-street Loading/unloading
CHARTER TOWNSHIP OF PLYMOUTH  
ZONING BOARD OF APPEALS MINUTES  
REGULAR MEETING  
THURSDAY, JULY 12, 2012

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Required Number of Stacking Spaces Per Unit of Measure</th>
<th>Proposed Number of Stacking Spaces Per Unit of Measure</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1493</td>
<td>Ordinance 99, Article XIV, Sec 14.4 (1) (k)</td>
<td>42370 Ann Arbor RD</td>
<td>5 stacking spaces per drive through lane</td>
<td>4 stacking spaces per drive through lane</td>
<td>1 stacking space per drive through lane</td>
</tr>
</tbody>
</table>

The applicant is requesting one variance:

1. The applicant is in the ARC zoning district and is requesting one variance. 5/3 Bank is asking for a 1 space reduction per drive through lane due to the practical difficulty of the building site. Due to the requirements of vehicle stacking, parking, landscaping and setbacks it leaves very little buildable area for the building footprint. Required stacking spaces is 5 per drive through lane, requested is 4 stacking spaces per drive through lane. **Variance requested is 1 stacking space per drive through lane.**

Mr. Jeff Wagner of Fifth Third Bank and Doug Brinker of Atwell Group addressed the Board and answered questions. They indicated with current technology and their experience at other branches, only four-car stacking will be needed; and, as time proceeds, it is expected even fewer spaces will be required. They indicated they'll be returning to the Planning Commission for final site plan approval.

Board members discussed whether granting the variance meets all the ordinance criteria.

Moved by Mr. Sturdy, supported by Mr. Doroshewitz, that, based on the findings that the request meets Zoning Ordinance criteria, the variance of one less stacking space per drive-through lane be granted as requested in Application 1493, Fifth Third Bank at 42370 Ann Arbor Road. Ayes all.

Board members also discussed the possibility of asking the Planning Commission to revise this portion of the Zoning Ordinance, particularly with regard to various types of facilities.
2. Application No. 1494 - Four Seasons Sunroom
6055 Jackson RD
Ann Arbor MI 48103

Location –
46200 Forestwood
Plymouth MI 48170

Tax I.D. #78-056-01-0173-000

RE: Zoning Ordinance No. 99, Article 20 Sec 20.1 Height, Area, Lot Coverage, Yard Requirements and Floor Area (as amended 10/25/07)

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Minimum Rear Yard Setback</th>
<th>Proposed Rear Yard Setback</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1494</td>
<td>Ordinance 99, Article XX, Sec 20.1</td>
<td>46200 Forestwood</td>
<td>Fifty (50) Feet</td>
<td>Forty (40) Feet</td>
<td>Ten (10) Feet</td>
</tr>
</tbody>
</table>

The applicant is requesting one variance:

2. The applicant is an R-1-S zoning district and is requesting one variance. They are asking for a 10 foot rear yard variance to construct a sunroom. The required rear yard setback is 50 feet. The proposed sunroom (16 x 15) would encroach into the rear yard setback by 10 feet. The variance being requested is a 10 foot rear yard setback.

Mr. Robert Clark addressed the Board and answered questions. He presented signatures from neighbors in support of the proposed variance and indicated the proposed sunroom will be slightly smaller than the existing deck.

Moved by Mr. Sturdy, supported by Mr. Harris, that, based on information presented and all criteria of the Zoning Ordinance being met, and based on the fact that what is proposed will be an asset, the 10-foot rear yard variance be granted as requested in Application 1494 at 46200 Forestwood. Ayes all.
Moved by Mr. Harris, supported by Mr. Dueweke, to adjourn the meeting at 6:35 p.m.

Respectfully submitted,

Raymond O. Sturdy, Jr.

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

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 Supervisor’s Office, Charter Township of Plymouth, 9955 N. Haggerty Rd, Plymouth, Michigan, 48170, (734) 354-3211, TDD users: 1-800-649-3777 (Michigan Relay Service)