The meeting was called to order at 6:01 p.m. by Chairman Jachym.

MEMBERS PRESENT: Mike Carlin
Robert Doroshewitz
Robert Harris
Harry Jachym
Ray Sturdy

MEMBERS ABSENT: None

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

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meeting – October 2, 2014

Moved by Mr. Harris and supported by Mr. Doroshewitz to approve the minutes of the regular meeting of October 2, 2014 as written. Ayes all.

ITEM NO. 2 – NEW BUSINESS

Application No. 1521- Jessica Read
14387 Northville RD
Plymouth MI 48170

Location – 14387 Northville RD
Plymouth MI 48170

Tax I.D. #78-019-01-0056-000
R-2-A Zoning District

RE: Zoning Ordinance No. 99, Article 6, Sec 6.3 (1) Uses Permitted Requiring Approval of Zoning Board of Appeals, The Keeping of Fowl

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Uses Permitted Requiring Approval of ZBA</th>
<th>Proposed Use</th>
<th>Approval Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1521</td>
<td>Ordinance 99, Article VI, Sec 6.3 (1)</td>
<td>14387 Northville RD</td>
<td>The keeping of (1) or more fowl less than 5 acres by owner of premises</td>
<td>8-10 chickens on (168 x 226) lot size</td>
<td>Keeping 8-10 chickens on (168 x 226) lot size</td>
</tr>
</tbody>
</table>
The applicant is requesting one variance:

1. The applicant is in an R-2-A zoning district and is asking for Zoning Board of Appeals approval to keep 8-10 chickens on property that abuts the Rouge River in Hines Park.

Ms. Jessica Read addressed the Board and answered questions regarding keeping 8-10 chickens (no roosters) as pets for her daughter as a lesson in responsibility. Her neighbors support her request—one was present and another provided a letter recommending approval of the requested variance. No negative letters have been received. She indicated there will be a plant-covered lattice installed to screen the view of the chicken area from Northville Road.

Board members discussed whether the request meets the criteria set forth in the Zoning Ordinance and noted that with the owner’s riparian rights in the waterway abutting the rear of the property, the minimum criteria for lot size and placement would be met.

Moved by Mr. Doroshewitz and supported by Mr. Sturdy to grant approval for keeping up to 12 chickens (prohibiting roosters) on the property at 14387 Northville Road, as requested in Application 1521 by Jessica Read, subject to the condition that screening be installed within 30 days. Ayes all on a roll call vote.

Application No. 1522- EZ Storage Plymouth LLC
4541 Bellaire DR S #100
Fort Worth TX 76109

Location – 14415 Sheldon RD
Plymouth MI 48170

Tax I.D. #78-015-99-0018-702
IND Zoning District

RE: Zoning Ordinance No. 99, Article 20 Sec 20.2 (u) Schedule of Regulations, 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>Maximum Building Height</th>
<th>Proposed Building Height</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1522</td>
<td>Ordinance Article XX, Sec 20.2 (u)</td>
<td>14415 Sheldon RD</td>
<td>40 Feet</td>
<td>SE corner 42 Feet</td>
<td>2 Feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance</th>
<th>Location</th>
<th>Maximum Building</th>
<th>Proposed Building</th>
<th>Variance Required</th>
</tr>
</thead>
</table>
## Table

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Maximum Building Height</th>
<th>Proposed Building Height</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1522</td>
<td>Ordinance 99, Article XX, Sec 20.2 (u)</td>
<td>14415 Sheldon RD</td>
<td>40 Feet</td>
<td>NE corner 50 Feet</td>
<td>10 Feet</td>
</tr>
<tr>
<td>Variance No.</td>
<td>Zoning Ordinance Section/Standard</td>
<td>Location</td>
<td>Maximum Building Height</td>
<td>Proposed Building Height</td>
<td>Variance Required</td>
</tr>
<tr>
<td>1522</td>
<td>Ordinance 99, Article XX, Sec 20.2 (u)</td>
<td>14415 Sheldon RD</td>
<td>40 Feet</td>
<td>South middle section 42 feet</td>
<td>2 Feet</td>
</tr>
<tr>
<td>Variance No.</td>
<td>Zoning Ordinance Section/Standard</td>
<td>Location</td>
<td>Maximum Building Height</td>
<td>Proposed Building Height</td>
<td>Variance Required</td>
</tr>
<tr>
<td>1522</td>
<td>Ordinance 99, Article XX, Sec 20.2 (u)</td>
<td>14415 Sheldon RD</td>
<td>40 Feet</td>
<td>West elevation 42 feet</td>
<td>2 Feet</td>
</tr>
</tbody>
</table>

The applicant is requesting four variances:

2. The applicant is in an IND zoning district and is requesting four variances to construct a new commercial building on a site next to M-14; allowed maximum height is 40 feet. The variances requested:
   - Southeast corner of the building will be 42 feet in height; variance requested is 2 feet.
   - Northeast corner of the building will be 50 feet in height, variance requested is 10 feet.
   - Middle section of the building will be 42 feet in height, variance requested is 2 feet.
   - West elevation has an architectural element 42 feet in height, variance requested is 2 feet.

Mr. Bill Bowman, a partner in EZ Storage Plymouth LLC, addressed the Board and answered questions. He indicated the Planning Commission granted tentative site plan approval for elevation Option C, with the stipulation that approval for the height variances be obtained from the ZBA.

Mr. Sturdy explained the reasons for the considerations of the Planning Commission such as visibility for travelers on north- and south-bound Sheldon Road, given the unusual topography of the site.
Moved by Mr. Harris and supported by Mr. Carlin to grant the four height variances requested in Application 1522, EZ Storage Plymouth LLC at 14415 Sheldon Road. Ayes all on a roll call vote.

Moved by Mr. Doroshewitz and supported by Mr. Carlin to adjourn the meeting at 6:38 p.m. Ayes all.

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)