The meeting was called to order at 6:00 p.m. by Chairman Jachym.

MEMBERS PRESENT:  
Mike Carlin  
Robert Harris  
Harry Jachym  
Ray Sturdy

MEMBERS ABSENT:  
Robert Doroshewitz.

OTHERS PRESENT:  
Alice Geletzke, Recording Secretary  
4 members of the public

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meeting – June 4, 2015

Moved by Mr. Harris and supported by Mr. Carlin to approve the minutes of the regular meeting of June 4, 2015 as written. Ayes all.

ITEM NO. 2 – NEW BUSINESS

Application No. 1528- Dana Toms  
9094 Marlowe  
Plymouth MI 48170

Location –  
9094 Marlowe  
Plymouth MI 48170

Tax I.D. #78-059-03-0340-002  
R-1 Zoning District

RE: Zoning Ordinance No. 99, Article 6, Sec 6.4 (f) (1) (a) One Family Residential Districts, Fences, maximum height

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Maximum Fence Height</th>
<th>Proposed Fence Height</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1528</td>
<td>Ordinance 99, Article VI, Sec 6.4 (f) (1) (a)</td>
<td>9094 Marlowe</td>
<td>Four (4) foot</td>
<td>Six (6) Foot</td>
<td>Two (2) Feet</td>
</tr>
</tbody>
</table>
The applicant is requesting one variance:

The applicant is in an R-1 zoning district and is requesting one variance to allow a six (6) foot vinyl fence on both side yards, whereas a four (4) foot fence height is the maximum allowed. The variance requested is two (2) feet of fence height.

Ms. Dana Toms indicated she is very active in dog rescue groups, fostering a larger dog along with her personal dogs, and felt they would be a lot safer and more secure with a 6 ft. fence in her yard.

Board members discussed the situation with a large house in her area, the aesthetics and practicality of extending the fence to the lot line from the front of the house, and the 10-ft. gate accessing the neighbor’s property.

Mr. Jachym indicated no letters have been received either pro or con from neighbors regarding the fence. Ms. Toms said the two neighbors behind her and the person building the large house indicated they were in favor of the fence when she spoke to them.

Moved by Mr. Sturdy and supported by Mr. Harris to deny the 2-ft. fence variance request as submitted in Application 1528 by Dana Toms at 9094 Marlowe; but to approve the entire proposed fence except for the 8-ft. section on the north side at the front of the house which is approved if moved back 3 ft. to 4 ft. from the front of the house. Ayes all on a roll call vote.

Application No. 1529- Mark Picano
42501 Schoolcraft RD
Plymouth MI 48170

Location – 42501 Schoolcraft RD
Plymouth MI 48170

Tax I.D. #78-017-03-0026-307
R-1 Zoning District

RE: Zoning Ordinance No. 99, Article 6, Sec 6.4 (f) (1) (a) One Family Residential Districts, Fences, maximum height

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Maximum Fence Height</th>
<th>Proposed Fence Height</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1529</td>
<td>Ordinance 99, Article VI, Sec 6.4 (f) (1) (a)</td>
<td>42501 Schoolcraft</td>
<td>Four (4) foot</td>
<td>Six (6) Foot</td>
<td>Two (2) Feet</td>
</tr>
</tbody>
</table>
The applicant is requesting one variance:

The applicant is in an R-1 zoning district and is requesting one variance to allow a six (6) foot wood fence around both side yards and rear yard whereas a four (4) foot fence height is the maximum allowed. *The variance requested is two (2) feet of fence height.*

Mr. Picano addressed the Board and answered questions regarding the location of his property near where Five Mile Road and Schoolcraft come together. He is hoping the higher fence will reduce some of the noise level, given his larger windows, as well as for security as he is a few doors down from a 24-hour mini-mart gas station. A 6-ft. fence already exists at the rear of the property.

Board members also discussed having the fence moved back from the front of the house and how much the fence would lessen any traffic noise.

Mr. Jachym noted no letters were received from neighbors, either pro or con.

Moved by Mr. Sturdy and supported by Mr. Carlin to deny the 2-ft. fence variance in Application 1529 requested by Mark Picano at 42501 Schoolcraft as submitted; but to approve an alteration thereof which would approve the entire proposed fence with the exception that the northern portion of the fence be relocated south 3 ft. to 6 ft., depending on which is appropriate given the configuration of the garage doors. Ayes all on a roll call vote.

Mr. Jachym noted that both applications met the eight criteria of the Zoning Ordinance for granting variances.

**ITEM NO. 3 – 2016 ZBA calendar approval**

<table>
<thead>
<tr>
<th>Submission Deadline</th>
<th>Meeting Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>December 9, 2015</td>
<td>January 7, 2016</td>
</tr>
<tr>
<td>January 6, 2016</td>
<td>February 4, 2016</td>
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<tr>
<td>February 3, 2016</td>
<td>March 3, 2016</td>
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<td>June 8, 2016</td>
<td>July 7, 2016</td>
</tr>
<tr>
<td>July 6, 2016</td>
<td>August 4, 2016</td>
</tr>
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</table>
CHARTER TOWNSHIP OF PLYMOUTH
ZONING BOARD OF APPEALS MINUTES
REGULAR MEETING
THURSDAY, JULY 2, 2015

<table>
<thead>
<tr>
<th>August 3, 2016</th>
<th>September 1, 2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>September 7, 2016</td>
<td>October 6, 2016</td>
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<tr>
<td>October 5, 2016</td>
<td>November 3, 2016</td>
</tr>
<tr>
<td>November 2, 2016</td>
<td>December 1, 2016</td>
</tr>
<tr>
<td>December 7, 2016</td>
<td>January 5, 2017</td>
</tr>
</tbody>
</table>

Moved by Mr. Carlin and supported by Mr. Harris to approve the 2016 meeting dates as submitted. Ayes all.

Moved by Mr. Harris and supported by Mr. Carlin to adjourn the meeting at 6:30 p.m. Ayes all.

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)

Respectfully submitted,

Raymond O. Sturdy, Jr.

Raymond O. Sturdy, Secretary
Zoning Board of Appeals

If denied, the applicant may appeal to Circuit Court.
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