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

MEMBERS PRESENT:  Robert Harris
                   Mike Carlin
                   Don Schnettler

MEMBERS ABSENT:  Jack Dempsey, Excused
                  Steve Bassett, Excused

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

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meeting – May 4, 2017

Moved by Mr. Harris and supported by Mr. Schnettler to approve the minutes of the regular meeting of May 04, 2017 as written. Ayes all.

ITEM NO. 2 – NEW BUSINESS

Application No. 1552-   Phil Haddad (Dunkin Donuts)
39600 Ann Arbor RD
Plymouth MI 48170

Location – 39600 Ann Arbor RD (Dunkin Donuts)
Plymouth MI 48170

Tax I.D. #78-063-04-0001-000
ARC Zoning District

RE: Zoning Ordinance No. 99, Article 14: ARC Ann Arbor Road Corridor District, Sec. 14.3.1 (a) (1) Schedule of Regulation, Area, Height, Bulk and Placement Requirements
The applicant is requesting one variance:

- The applicant is in the ARC zoning district and is requesting one variance to construct a 2200 square foot addition. The required rear yard setback is 20 feet, whereas the requested rear yard setback would be 5 feet 10 inches; requested variance is 14 feet 9 inches.

Mr. Phillips, representing applicant Phil Haddad, and Mr. Haddad addressed the Board and answered questions regarding the proposed addition to the convenience area in the store on the property in anticipation of selling beer and wine. Among items discussed was the parking situation, including the parking area of the former Denny’s Restaurant, which is also owned by Mr. Haddad.

Chairman Harris noted that a letter has been received about the concerns of the Red Roof Inn, which is located to the north of the Dunkin Donuts property. The manager of the Red Roof Inn, Mr. Julian Jarbo addressed the Board stating his concerns regarding the negative effect on his business. He cited loss of visibility because the hotel could not be viewed by drivers on Ann Arbor Road, the parking dilemma and unloading of trucks supplying Dunkin Donuts on the south side of the Red Roof Inn lot in front of the hotel lobby. Mr. Haddad said the unloading had been done cooperatively but is not necessary, and drivers could be so informed.

Mr. Harris asked the Board members how they vote on the issue of allowing the 14’9” variance requested in Application 1552, Phil Haddad, Dunkin Donuts at 39600 Ann Arbor Road. Seconded by Mr. Schnettler.

- AYES: None
- NAYS: Harris, Schnettler, Carlin

The variance as requested would have been substantially detrimental to the business of the adjacent Red Roof Inn, as noted by Mr. Jarbo. In addition, the resulting conditions of the requested variance would be self-created. It should be noted that the possibility of increased financial return shall not of itself be deemed sufficient to warrant a variance.

Request denied.

Application No. 1553- Paul & Tamara Callahan
9455 Corinne
Plymouth MI 48170

Location – 9455 Corinne
Plymouth MI 48170

Tax I.D. #78-059-03-0078-000
R-1 Zoning District
CHARTER TOWNSHIP OF PLYMOUTH  
ZONING BOARD OF APPEALS MINUTES  
REGULAR MEETING  
THURSDAY, JUNE 1, 2017  

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>1553</td>
<td>Ordinance Article VI, 99, Sec 6.4 (f) (1) (a)</td>
<td>9455 Corinne</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 in the rear yard whereas a four (4) foot fence height is the maximum allowed. The variance requested is two (2) feet of fence height.

Mr. and Mrs. Callahan addressed the Board regarding their request to build a six-foot fence to keep their dog separated from their neighbor’s dog. They indicated there are two vacant lots behind their property and presented a letter from their neighbor at 9445 Corinne in support of the fence.

Moved by Mr. Carlin and supported by Mr. Schnettler to grant the two-foot fence height variance requested in Application 1553 at 9455 Corinne. Ayes all.

Moved by Mr. Harris and supported by Mr. Schnettler to appoint Michael Carlin as Secretary of the Zoning Board of Appeals. Ayes all.

Moved by Mr. Harris and supported by Mr. Schnettler to adjourn the meeting at 6:37 p.m. Ayes all.

Respectfully submitted,

Michael Carlin, 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)