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

MEMBERS PRESENT: Robert Harris
Mike Carlin
Don Schnettler
William Pratt

MEMBERS ABSENT: Jack Dempsey, Excused

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

William Pratt begins his term as Planning Commission liaison to the Zoning Board of Appeals.

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meeting – June 1, 2017

Moved by Mr. Carlin and supported by Mr. Schnettler to approve the minutes of the regular meeting of June 1, 2017. Ayes all.

ITEM NO. 2 – NEW BUSINESS

Chairman Harris noted a request from Mr. Brennan to have his application moved forward on the agenda and the other applicants were in agreement.

Application No. 1556- Bernard Brennan
40977 Crabtree LN
Plymouth MI 48170

Location – 40977 Crabtree LN
Plymouth MI 48170

Tax I.D. #78-022-03-0626-000
R-1 Zoning District

RE: Zoning Ordinance No. 99, Article 6, Sec 6.4 (f) (1) (a) One Family Residential Districts, Fences, maximum height
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 along the rear property line whereas a four (4) foot fence height is the maximum allowed. *The variance requested is two (2) feet of fence height.*

Mr. Brennan indicated that he had to have three trees removed from his backyard because of storm damage, removing the privacy screen for his backyard pool. When asked, his neighbor to the rear had no objection to the fence. Mr. Brennan said the fence would be installed along only along the rear of the yard and will add value to the property.

Chairman Harris reviewed with Board members the conditions of the Zoning Ordinance which must be met prior to granting variances.

There was no comment from the public.

Moved by Mr. Carlin and supported by Mr. Schnettler that Application 1556, Bernard Brennan at 40977 Crabtree Lane, be approved for a fence of six feet, with a variance of two feet. Ayes all.

<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>1556</td>
<td>Ordinance 99, Article VI, Sec 6.4 (f) (1) (a)</td>
<td>40977 Crabtree LN</td>
<td>Four (4) foot</td>
<td>Six (6) Foot</td>
<td>Two (2) Feet</td>
</tr>
</tbody>
</table>

Application No. 1554- Eric Morse
11686 N Haggerty RD
Plymouth MI 48170
Location –  11686 N Haggerty RD
Plymouth MI 48170

Tax I.D. #78-027-01-0010-000
R-1 Zoning District

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

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<tr>
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<th>Location</th>
<th>Maximum Fence Height</th>
<th>Proposed Fence Height</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1554</td>
<td>Ordinance 99, Article VI, Sec 6.4 (f) (1) (a)</td>
<td>11686 N Haggerty RD</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 along the north and east property lines whereas a four (4) foot fence height is the maximum allowed. The variance requested is two (2) feet of fence height.

Mr. Morse explained that he hoped the fence would help prevent chaos between his dog and the neighbors’ dogs, and his neighbors are in agreement.

Zoning Ordinance criteria was considered and there was no comment from the public.

Moved by Mr. Schnettler and supported by Mr. Carlin to approve the variance for Application No. 1554, Eric Morse at 11686 N. Haggerty Road, for adjusting the fence height to six feet. Ayes all.

Later in the meeting Mr. Morse returned to ask if approval was given for the whole yard, even though he currently only intended to do the back and side.

It was agreed that the notices and motion really did not limit the location of the fence.

Application No. 1555- Theresa Minton
40416 Orangelawn
Plymouth MI 48170
Location – 40416 Orangelawn  
Plymouth MI 48170  

Tax I.D. #78-064-03-0100-000  
R-1 Zoning District

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

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<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Maximum Fence Height</th>
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<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1555</td>
<td>Ordinance 99, Article VI, Sec 6.4 (f) (1) (a)</td>
<td>40416 Orangelawn</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 around the rear yard whereas a four (4) foot fence height is the maximum allowed. *The variance requested is two (2) feet of fence height.*

Ms. Minton addressed the Board and answered question regarding her request for a 6 ft. fence around her rear yard. She noted her property backs to Allen School where people walk their dogs without leashes. She also has two large dogs and has neighbors with large dogs.

There were no comments from the public.

Moved by Mr. Harris and supported by Mr. Pratt that the request in Application 1555, Theresa Minton at 40416 Orangelawn, for a six-foot fence in lieu of the standard four foot fence be approved as written and the two-foot variance be granted. Ayes all.

Chairman Harris asked that approval of the 2018 calendar be put on the agenda for the next meeting.
ITEM NO. 3 – 2018 ZBA Calendar:

<table>
<thead>
<tr>
<th>Submission Deadline</th>
<th>Meeting Date</th>
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</thead>
<tbody>
<tr>
<td>December 6, 2017</td>
<td>January 4, 2018</td>
</tr>
<tr>
<td>January 3, 2018</td>
<td>February 1, 2018</td>
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<tr>
<td>January 31, 2018</td>
<td>March 1, 2018</td>
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<tr>
<td>March 7, 2018</td>
<td>April 5, 2018</td>
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<tr>
<td>April 4, 2018</td>
<td>May 3, 2018</td>
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<td>May 9, 2018</td>
<td>June 7, 2018</td>
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<td>August 2, 2018</td>
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<td>August 8, 2018</td>
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<td>October 3, 2018</td>
<td>November 1, 2018</td>
</tr>
<tr>
<td>November 7, 2018</td>
<td>December 6, 2018</td>
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<tr>
<td>December 5, 2018</td>
<td>January 3, 2019</td>
</tr>
</tbody>
</table>
CHARTER TOWNSHIP OF PLYMOUTH
ZONING BOARD OF APPEALS MINUTES
REGULAR MEETING
THURSDAY, AUGUST 3, 2017

ADJOURNMENT

Chairman Harris adjourned the meeting at 6:26 p.m.

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)