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

MEMBERS PRESENT:  
Timothy Boyd  
Michael Carlin  
Jack Dempsey  
William Pratt  
Don Schnettler

MEMBERS ABSENT:  
None

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 3, 2018

Moved by Mr. Pratt and supported by Mr. Schnettler to approve the minutes of the regular meeting of May 3, 2018 as presented. Ayes all.

ITEM NO. 2 – TABLED BUSINESS (Tabled from May 3, 2018)

Application No. 1570- Aimee Georgandellis  
44595 Marc Trail  
Plymouth MI 48170

Location – 44595 Marc Trail  
Plymouth MI 48170

Tax I.D. #78-058-01-0062-000

R-1 Zoning District

RE: Zoning Ordinance No. 99, Article 6, Sec 6.4 (f) (1) (a) & (f) (1) (c) (2) 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>1570</td>
<td>Ordinance 99, Article VI, Sec 6.4 (f) (1) (a)</td>
<td>44595 Marc Trail</td>
<td>Four (4) foot</td>
<td>Six (6) Foot</td>
<td>Two (2) Feet</td>
</tr>
</tbody>
</table>
The applicant is requesting two variances:

1. To allow a six (6) foot fence around the rear yard property line whereas a four (4) foot fence height is the maximum allowed. The variance requested is two (2) feet of fence height.

2. To allow the rear property line fence to come to within (3) feet from the side street corner whereas (20) feet is required. The variance requested is (17) feet.

Applicant Aimee Georgandellis addressed the Board, giving safety for her autistic son as her reason for desiring a 6 ft. fence, proposing to have it run three feet from the side street on this corner lot.

Board members then discussed the feasibility of this request.

Moved by Mr. Schnettler and supported by Commissioner Pratt to approve the 6 ft. fence height and 3 ft. setback from the side street corner as requested in Application 1570 at 44595 Marc Trail. Ayes all on a roll call vote.

ITEM NO. 3 – NEW BUSINESS

Application No. 1571- Fox Hills Chrysler
Mr. Jim Schebil
111 Ann Arbor RD
Plymouth MI 48170

Location – 111 Ann Arbor RD
Plymouth MI 48170

Tax I.D. #78-061-99-0012-002
ARC Zoning District
CHARTER TOWNSHIP OF PLYMOUTH  
ZONING BOARD OF APPEALS MINUTES  
REGULAR MEETING  
THURSDAY, JUNE 7, 2018

RE: Zoning Ordinance No. 99, Article 14, Sec 14.10 (5) (b) (1) (3), Sign Regulations, Wall Signs, ARC District, Maximum Signable Area

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Maximum Signable Area</th>
<th>Proposed Signable Area</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1571</td>
<td>Ordinance 99, Article 14 Sec 14.10 (5) (b) (1)</td>
<td>111 Ann Arbor RD</td>
<td>30% for individual letters, maximum allowed is 90 Square Feet</td>
<td>132 Square Feet of Signable Area</td>
<td>42 Square Feet of Signable Area</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>2 Wall Signs on Corner Lot</th>
<th>Proposed 3 Wall Signs on Corner Lot</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1571</td>
<td>Ordinance 99, Article 14 Sec 14.10 (5) (b) (3)</td>
<td>111 Ann Arbor RD</td>
<td>In the case of a corner lot (1) additional wall sign shall be permitted</td>
<td>(3) wall Signs on corner lot</td>
<td>(1) additional wall sign</td>
</tr>
</tbody>
</table>

The applicant is requesting two variances:

The applicant is in an ARC zoning district and is requesting two variances with conditional approval by ZBA based on Planning Commission approving letter heights over 16”.

1. To allow (3) wall signs with individual letters totally 132 square feet of area, whereas a total of 90 square feet is allowed. The variance requested is 42 square feet of signable area.

2. To allow a third wall sign on a corner lot whereas (2) are permitted. Variance requested is a 3rd wall sign.

Board members discussed the details of this request, noting that the wall signs were already painted on the building, and that the dealership is located in the Ann Arbor Road Corridor (ARC) district.

Moved by Mr. Schnettler and supported by Mr. Pratt to deny the two variances requested in Application 1571 for signs at Fox Hills Chrysler, 111 Ann Arbor Road. Ayes all on a roll call vote.
CHARTER TOWNSHIP OF PLYMOUTH  
ZONING BOARD OF APPEALS MINUTES  
REGULAR MEETING  
THURSDAY, JUNE 7, 2018

Application No. 1572- Brad & Lynn Johnson
14422 Huntington
Plymouth MI 48170

Location – 14422 Huntington
Plymouth MI 48170

Tax I.D. #78-022-01-0243-000
Lake Pointe Subdivision
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>1572</td>
<td>Ordinance 99, Article VI, Sec 6.4 (f) (1) (a)</td>
<td>14422 Huntington</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 fence around the rear yard property line whereas a four (4) foot fence height is the maximum allowed. The variance requested is two (2) feet of fence height.

Applicant Lynn Johnson addressed the Board and answered questions regarding her reasons for wanting the fence height increase which include safety for her young children and dogs. Her plans include installing a 6 ft. vinyl fence on both sides of the lot and a 5 ft. chain link fence at the rear so as to allow sight lines for watching games at the adjacent Lake Pointe Soccer Park.

Board members discussed the plans, especially regarding the desire for the 5 ft. galvanized chain link fence at the rear.

Moved by Mr. Schnettler and supported by Mr. Carlin to allow the variance for a 6 ft. fence requested in Application 1572 at 14422 Huntington.

ROLL CALL: AYES: Schnettler, Carlin, Dempsey, Pratt
NAYS: Boyd

Motion carried.
Application No. 1574- Cory Herrman
14434 Huntington
Plymouth MI 48170

Location – 14434 Huntington
Plymouth MI 48170

Tax I.D. #78-022-01-0024-000
Lake Pointe Subdivision
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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<th>Location</th>
<th>Maximum Fence Height</th>
<th>Proposed Fence Height</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1574</td>
<td>Ordinance 99, Article VI, Sec 6.4 (f) (1) (a)</td>
<td>14434 Huntington</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 fence around the rear yard property line whereas a four (4) foot fence height is the maximum allowed. The variance requested is two (2) feet of fence height.

Mr. Herrmann, who lives next door to Mrs. Johnson, addressed the Board regarding his desire for a 6 ft. vinyl fence around all of his property, including the rear, which is adjacent to the soccer park. He also cited safety as an issue.

Moved by Mr. Pratt and supported by Mr. Boyd to approve the six foot fence requested in Application 1574 at 14434 Huntington. Ayes all on a roll call vote.

Application No. 1573- John & Kim Mizzi
12173 Deer Creek Circle
Plymouth MI 48170

Location – 12173 Deer Creek Circle
Plymouth MI 48170

Tax I.D. #78-039-03-0077-000
Deer Creek Subdivision
R-1-H Zoning District
The applicant is requesting one variance:

The applicant is in an R-1-H zoning district and is requesting one variance to reduce the rear yard setback to (40) feet to construct a screened porch whereas (50) feet is required. The variance requested is (10) feet.

Mr. Mizzi addressed the Board regarding his desire to build a screened porch. Because of the configuration of his lot, two thirds of the rear setback will be 50 ft. and the remainder will be less because his lot backs to a property located on a court. He noted his neighbors have been contacted, and none of them have a problem with his proposal.

Moved by Mr. Pratt and supported by Mr. Schnettler to approve the 10 ft. rear yard setback variance requested in Application 1573 at 12173 Deer Creek Circle. Ayes all on a roll call vote.

Application No. 1575-
Mike Wall
9320 Mayflower
Plymouth MI 48170

Location – 9320 Mayflower
Plymouth MI 48170

Tax I.D. #78-058-03-0047-000
Mayflower Village Subdivision
R-1 Zoning District
CHARTER TOWNSHIP OF PLYMOUTH
ZONING BOARD OF APPEALS MINUTES
REGULAR MEETING
THURSDAY, JUNE 7, 2018

The applicant is requesting one variance:

The applicant is in an R-1 zoning district and is requesting one variance to reduce the side yard setback to (6) feet (8) inches whereas (10) feet (6) inches would be required with the other side yard being Five (5) feet Four (4) inches to equal the (16) foot requirement. The variance requested is (4) feet.

Mr. Wall addressed the Board and answered questions regarding his plans for building an open-air overhang on the rear of his house with a fireplace and chimney for outdoor enjoyment.

Moved by Mr. Schnettler and supported by Mr. Pratt to grant the 4 ft. side yard setback requested in Application 1575 at 9320 Mayflower. Ayes all on a roll call vote.

There being no further business, it was moved by Mr. Pratt and supported by Mr. Schnettler to adjourn the meeting at 7:02 p.m. Ayes all.

Respectfully submitted,

[Signature]
Timothy Boyd, Secretary
Plymouth Twp. 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)