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

MEMBERS PRESENT: Timothy Boyd  
Michael Carlin  
William Pratt  
Don Schnettler

MEMBERS ABSENT: Jack Dempsey

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

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meeting – September 6, 2018

Moved by Mr. Pratt and supported by Mr. Boyd to approve the minutes of the regular meeting of September 6, 2018 as submitted. Ayes all.

ITEM NO. 2 – NEW BUSINESS

Chairman Carlin reversed the agenda order of Applications 1579 and 1580 because of a scheduling issue.

Application No. 1580- Jeffrey Gatrrell  
47219 Stonecrest  
Plymouth MI 48170

Location – 47219 Stonecrest  
Plymouth MI 48170

Tax I.D. #78-055-01-0029-000  
R-1-H Zoning District

RE: Zoning Ordinance No. 99, Article 6, Sec 6.4 (8) (a) (3) One Family Residential Districts, Accessory Buildings, Detached Garages, Maximum Height
The applicant is requesting one variance:

The applicant is in an R-1-H zoning district and is requesting one variance to construct a detached garage. The proposed garage is 12.7 feet in height; the maximum allowed is 12 feet in height. The applicant needs additional height for storage of personal motorized vehicles. The variance requested is 9” rounded to 1 foot in height.

Mr. Gatrell indicated he wishes to install a hoist in the garage for his car hobby. There will probably be a gas heater in the garage to enable working there in winter, but there will not be any living space in the garage—only storage.

Moved by Mr. Boyd and supported by Mr. Pratt to grant the one-foot garage height variance requested in Application 1580 at 47219 Stonecrest. Ayes all.

Application No. 1579- Krista Siddall
44965 Partridge DR
Plymouth MI 48170

Location – 44965 Partridge DR
Plymouth MI 48170

Tax I.D. #78-032-02-0051-000
R-1-S 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-S zoning district and is requesting one variance to allow the already installed 6 foot fence around the rear yard to be allowed to stay in place. The fence was installed in 2016 without permits being pulled by the contractor. The original fence was installed in 1978 and was allowed to be 5 feet tall (see attached documents). The variance requested is two (2) feet of fence height.

The applicant was not in attendance; however, the gentleman residing at 44917 Partridge Drive, immediately east of the applicant, expressed his support of the fence installation for privacy reasons.

Mr. Pratt noted that he would like to give the applicant an opportunity to explain why the fence was installed in spite of the Zoning Ordinance height restriction.

Moved by Mr. Pratt and supported by Mr. Carlin to postpone for up to 90 days Application 1579, the request for a two-foot fence variance at 44965 Partridge Drive. Ayes all.

Application No. 1581- Funspace Direct LL
Larry Wilbright
14834 Farmbrook
Plymouth MI 48170

Location – 14834 Farmbrook
Plymouth MI 48170

Tax I.D. #017-07-0481-002
R-1 Zoning District

RE: Zoning Ordinance No. 99, Article 20 Sec 20.1 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>Minimum Rear Yard Setback</th>
<th>Proposed Rear Yard Setback</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1581</td>
<td>Ordinance Article XX, Sec 20.1</td>
<td>14834 Farmbrook</td>
<td>Fifty (50) Feet (Legal non-conforming lot w/48' rear yard setback)</td>
<td>Thirty Two (32) Feet</td>
<td>Eighteen (18) Feet</td>
</tr>
</tbody>
</table>

The applicant is requesting one variance:

The applicant is in an R-1 zoning district with a legal non-conforming lot that has a 48 foot setback from the house to the rear lot line. Per item (7) of (bb) he meets special exceptions requirement to apply for a rear setback variance. The lot meets this requirement by having all homes on the block have pretty equal yards with the rear yard building lines following the same pattern. The applicant wants to build a (16x13) sunroom. The variance requested is (18) feet rear yard setback.
A representative of Funspace and applicant Larry Wilbright addressed the Board and answered questions. It is proposed to build a 16' x 13' sunroom with an attached 9' composite deck in place of an existing 18' x 22' wood deck. The Funspace representative provided evidence of five additional residents in the area that have similar attachments to their houses with similar rear yard setbacks.

Moved by Mr. Pratt and supported by Mr. Boyd to approve the 18 ft. rear yard setback variance requested in Application 1581 at 14834 Farmbrook. Ayes all.

Application No. 1582- Carolyn Smith
9041 S Main ST
Plymouth MI 48170

Location – 9041 S Main ST
Plymouth MI 48170

Tax I.D. #78-059-02-0014-001
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>1582</td>
<td>Ordinance 99, Article VI, Sec 6.4 (f) (1) (a)</td>
<td>9041 S Main</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 6 foot fence to be installed around the rear yard. The variance requested is two (2) feet of fence height.

Ms. Smith addressed the Board regarding her request for a six-foot fence for privacy issues.

The gentleman residing south of her spoke in support of the fence, if the chain link fence is removed.

Moved by Mr. Pratt and supported by Mr. Boyd to approve the two-foot fence height variance requested in Application 1582 at 9041 S. Main Street, surrounding the entire back yard. Ayes all.
CHARTER TOWNSHIP OF PLYMOUTH
ZONING BOARD OF APPEALS MINUTES
REGULAR MEETING
THURSDAY, OCTOBER 4, 2018

Application No. 1583- Anastasia Cadotte
41206 Russet LN
Plymouth MI 48170

Location — 41206 Russet LN
Plymouth MI 48170

Tax I.D. #78-022-01-0201-000
R-1 Zoning District

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

<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>1583</td>
<td>Ordinance 99, Article VI, Sec 6.4 (f) (1) (a)</td>
<td>41206 Russet LN</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 the already installed 6 foot fence be allowed to say in place. The fence was installed over 3 years ago without permits due to the owner not realizing permits were required. The variance requested is two (2) feet of fence height.

Board members discussed at great length issues involved between applicant Anastasia Cadotte and neighbors Jerry Sarna and his wife residing at 41218 Russet Lane. Discussion included recommending professional power washing and staining of the fence. A letter was received from the resident at 41172 Russet Lane in support of the fence.

It was moved by Mr. Schnettler and seconded by Mr. Pratt with regard to Application 1583 at 41206 Russet Lane to grant a two-foot fence height variance for a privacy fence to abut the property line on the east side of the property, with the understanding that the west side the existing fence is to be moved eastward to a new location that extends rearward (north) from the back, northwest corner of the house in line with the house. Ayes all.

ADJOURNMENT

It was moved by Mr. Boyd and supported by Mr. Schnettler to adjourn the meeting at 7:40 p.m. Ayes all

Respectfully submitted,
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)