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

**MEMBERS PRESENT:**
- Steve Bassett (alternate)
- Timothy Boyd
- Michael Carlin
- Gary Heitman (appointed 10/9/18 to replace Jack Dempsey)
- Don Schnettler

**MEMBERS ABSENT:**
- William Pratt

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

**ITEM NO. 1 - APPROVAL OF MINUTES**

1. Regular Meeting – October 4, 2018

Moved by Mr. Schnettler and supported by Mr. Boyd to approve the minutes of the regular meeting of October 4, 2018 as presented. Ayes all.

**ITEM NO. 2 – NEW BUSINESS**

Application No. 1584-

Cheri Palmarchuk (representing)

John & Suzanne Dempsey

9400 Northampton

Plymouth MI 48170

Location –

9400 Northampton

Plymouth MI 48170

Tax I.D. #78-052-99-0012-002

R-1-H Zoning District

RE: Zoning Ordinance No. 99, Article 28, Sec 28.31 (1) (a) Special Provisions

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Placement of A/C and similar accessories</th>
<th>Proposed Generator location</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
CHARTER TOWNSHIP OF PLYMOUTH
ZONING BOARD OF APPEALS MINUTES
REGULAR MEETING
THURSDAY, NOVEMBER 1, 2018

<table>
<thead>
<tr>
<th>Ordinance 99, Article XXVIII, Sec 28.31 (1) (a)</th>
<th>9400 Northampton</th>
<th>Front yard location prohibited</th>
<th>Front yard location</th>
</tr>
</thead>
</table>

The applicant is requesting one variance:

The applicant is in an R-1-H zoning district and is requesting a variance to install a generator in the front yard whereas front yard locations are prohibited. The gas and electric lines/meters are located in the front yard/front of home and this is the best/safest location for connecting into these lines. Variance requested is front yard location for the generator.

Ms. Palmarchuk, on behalf of John and Suzanne Dempsey, presented photos of the front-yard area where the generator is proposed to be placed near the gas and electric meters. The area is currently well-screened with vegetation and rear-yard installation would not be the best or safest location.

Moved by Mr. Schnettler and supported by Mr. Heitman to approve the front-yard location variance for generator installation requested in Application 1584 at 9400 Northampton. Ayes all.

Application No. 1585- Susan Kroll
41130 Greystone
Plymouth MI 48170

Location –
41130 Greystone
Plymouth MI 48170

Tax I.D. #78-064-05-0006-000
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>1585</td>
<td>Ordinance 99, Article VI, Sec 6.4 (f) (1) (a)</td>
<td>41130 Greystone</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 around the rear yard. The homeowner provides foster care to dogs awaiting adoption. The fence will provide security and privacy. The variance requested is two (2) feet of fence height.

Ms. Kroll addressed the Board and answered questions regarding her variance request for a rear-yard six-foot fence for security and privacy. She noted the support of adjacent neighbors.

Moved by Mr. Schnettler and supported by Mr. Heitman to approve the 2-ft. fence height variance requested in Application 1585 at 41130 Greystone. Ayes all.

Application No. 1586- Kathleen Sparks
40564 Firwood
Plymouth MI 48170

Location – 40564 Firwood
Plymouth MI 48170

Tax I.D. #78-064-04-0227-000
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>1586</td>
<td>Ordinance 99, Article VI, Sec 6.4 (f) (1) (a)</td>
<td>40564 Firwood</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 along the West side yard. The homeowner has irreconcilable differences with the neighbor on lot 226. The fence will provide security and privacy. The variance requested is two (2) feet of fence height.

Ms. Sparks reviewed her request for the 2-ft. fence height variance along the west side yard of her property. The fence is to be installed inside the current 4-ft. chain link fence for additional privacy and security.

Moved by Mr. Heitman and supported by Mr. Schnettler to approve the 2-ft. fence height variance requested in Application 1586 at 40564 Firwood. Ayes all.
Application No. 1587-  Mark Movsesian  
49472 Pine Ridge Ct  
Plymouth MI 48170

Location –  
49472 Pine Ridge CT  
Plymouth MI 48170

Tax I.D. #78-045-01-0020-000  
R-1-E 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

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Maximum Detached Garage Height</th>
<th>Proposed Detached Garage Height</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1587</td>
<td>Ordinance 99, Article VI, Sec 6.4 (8) (a) (3)</td>
<td>49472 Pine Ridge CT</td>
<td>Twelve (12) Feet</td>
<td>Sixteen (16) Feet</td>
<td>(4) Feet in garage height</td>
</tr>
</tbody>
</table>

The applicant is requesting one variance:

The applicant is in an R-1-E zoning district and is requesting one variance to construct a detached garage. The proposed garage is 16 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 4' feet in height.

Mr. Movsesian answered questions from the Board regarding his request for additional garage height. He noted this would also be in line aesthetically with the residence. Correspondence was received from a neighbor in agreement with the proposal.

Moved by Mr. Boyd and supported by Mr. Schnettler to grant the 4-ft. garage height variance requested in Application 1587 at 49472 Pine Ridge Court. Ayes all.

Application No. 1588-  Candace Peterson  
14969 Farmbrook  
Plymouth MI 48170

Location –  
14969 Farmbrook  
Plymouth MI 48170

Tax I.D. #78-017-07-0455-000  
R-1 Zoning District
**CHARTER TOWNSHIP OF PLYMOUTH**  
**ZONING BOARD OF APPEALS MINUTES**  
**REGULAR MEETING**  
**THURSDAY, NOVEMBER 1, 2018**

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>1588</td>
<td>Ordinance 99, Article VI, Sec 6.4 (f) (1) (a)</td>
<td>14969 Farmbrook</td>
<td>Four (4) foot</td>
<td>Six (6) foot</td>
<td>Two (2) feet</td>
</tr>
<tr>
<td></td>
<td>Ordinance 99, Article VI, Sec 6.4 (f) (1) (c)(2)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Side Yard Location on Corner Lots</td>
<td></td>
<td>Proposed Side Yard Location</td>
<td>Install on property line</td>
<td>Three (3) feet</td>
</tr>
<tr>
<td></td>
<td>45 Degree Angle at Side &amp; Rear Property Intersection</td>
<td></td>
<td>Proposed Side &amp; Rear Yard Intersection</td>
<td>Installation on both side and rear yard property line</td>
<td>Installation on both side and rear yard property line</td>
</tr>
</tbody>
</table>

The applicant is requesting three variances:

The applicant is in an R-1 zoning district with a corner lot with an existing 4' foot fence that was permitted in 1999 to be installed on the property line without the 45 degree angle and they would like to put the new fence in the same location, see below for the three variance requests:

1) 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 for installation on the corner lot side yard property line whereas a minimum of (3) feet off the property line is required. The variance requested is (3) feet of side yard location.

3) To allow for the rear yard fence location to come within 1 foot of the side lot line and the side lot line to be on the property line meeting the rear corner property intersection, whereas a 45 degree angle is required on corner lots starting at a point not nearer than 20 feet from the rear lot line and 3 foot off the side lot line. The variance requested is side and rear property line intersection be allowed on the property line itself.

Mr. and Mrs. Peterson indicated they were prepared to install the fence 3 feet in from the property line with a 45-degree angle at the side and rear yard intersection, so the only variance requested at the present time is for the 2-ft. additional fence height.

Neighbors in close proximity to the property who were present at the meeting expressed their concerns about the fence height setting precedent and changing the character of the neighborhood.

Moved by Mr. Heitman and supported by Mr. Bassett to approve the 2-ft. fence height variance requested in Application 1588 at 14969 Farmbrook; however, the fence must be installed 3 ft. from the property line with a 45-degree angle at the side and rear yard intersection.

ROLL CALL:  

AYES:  
Boyd, Carlin, Heitman, Bassett

NAYS:  
Schnettler

Motion carried.

Moved by Mt. Heitman and supported by Mr. Schnettler to adjourn the meeting at 6:50 p.m.  Ayes all.

Respectfully submitted,

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, 9055 N. Haggerty Rd, Plymouth, Michigan, 48170, (734) 354-3211, TDD users: 1-800-649-3777 (Michigan Relay Service)