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

MEMBERS PRESENT: Timothy Boyd
                  Michael Carlin
                  Gary Heitman
                  William Pratt
                  Don Schnettler

MEMBERS ABSENT: None

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

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meeting – November 1, 2018

Moved by Mr. Heitman and supported by Mr. Schnettler to approve the minutes of November 1, 2018. Ayes all.

ITEM NO. 2 – OLD BUSINESS (Tabled from October 2018)

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

<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>1579</td>
<td>Ordinance Article VI, Sec 6.4 (f) (1) (a)</td>
<td>44965 Partridge DR</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-S zoning district and is requesting one variance to allow the already installed 6 foot fence around the rear yard be allowed to say 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’ (see attached documents). The variance requested is two (2) feet of fence height.

Ms. Siddall explained that when she moved in there was an existing fence in poor condition around swimming pool and hot tub, giving her concerns about safety for those areas and for her dogs. She noted she had been told by the original and subsequent fence companies she hired to replace the fence that her choices were between a 4-ft. and 6-ft. fence. Her realtor told her there were no organizations within the subdivision with whom she needed to seek approval. She did check with her immediate neighbors who had no objections to the fence, and found out later that the fence companies did not apply for the proper permit.

As a fellow resident of Trailwood Subdivision 1, Mr. Pratt discussed with Ms. Siddall the subdivision deed restrictions regarding fences in the subdivision and the circumstances surrounding the installation of her replacement fence. It was noted, however, that fences required by ordinances of the Township such as those surrounding pools are allowed.

Discussion continued on existing fences around pools in the area, some being 5 ft. in height which was formerly required by the Zoning Ordinance, and how they related to the property lines.

Moved by Mr. Pratt and supported by Mr. Boyd that Application 1579 be approved for the 2 ft. fence height variance at 44965 Partridge Drive. Ayes all on a roll call vote.

ITEM NO. 3—NEW BUSINESS

Application No. 1589- Belaggio Homes Inc
Enrico Soave
37771 7 Mile RD
Livonia MI 48152

Location –
8857 Northern (Lot 210)
Plymouth MI 48170

Tax I.D. #059-03-0210-000
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).
The applicant is requesting one variance:

The applicant is in an R-1 zoning district and wishes to construct a new residential home that is 2,100 square feet with an attached garage that requires a rear yard setback of 45 Feet. The variance requested is (5) feet rear yard setback.

Application No. 1590- Belaggio Homes Inc
Enrico Soave
37771 7 Mile RD
Livonia MI 48152

Location – 8847 Northern (Lot 211)
Plymouth MI 48170

Tax I.D. #059-03-0210-000
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).

The applicant is requesting one variance:

The applicant is in an R-1 zoning district and wishes to construct a new residential home that is 2,100 square feet with an attached garage that requires a rear yard setback of 45 Feet. The variance requested is (5) feet rear yard setback.

Enrico Soave addressed the Board and answered questions regarding the size and types of homes presently in demand and the difficulty in building them on the size of these lots without obtaining a variance.

Moved by Mr. Boyd and supported by Mr. Schnettler to grant the 5 ft. rear yard setback variance requested in Application 1589 and 1590, at 8857 Northern (Lot 210) and 8847 Northern (Lot 211). Ayes all on a roll call vote.
Moved by Mr. Pratt and supported by Mr. Heitman to adjourn the meeting at 6:32 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)