



49045 Pontiac Trail

**AGENDA**  
**Zoning Board of Appeals**  
**Monday – February 8, 2016**  
**7:30 p.m.**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**MEMBERS:**

**CHAIRMAN:** J. Caplan

**VICE-CHAIR:** P. Behrmann

A. Amolsch

J. Barts

D. Berry

R. Konchel

T. Marcucci

M. Schira

S. Winters

**DETERMINATION OF QUORUM:**

**CHANGES OR ADDITIONS TO THE AGENDA:**

**APPROVAL OF MINUTES:**

Zoning Board Meeting – December 14, 2015

**CORRESPONDENCE/INFORMATION:**

City Manager's Update – January 12, 2016

City Manager's Update – January 26, 2016

**CALL TO THE PUBLIC:**

(Limited to 5 minutes per speaker, addressing Agenda items only)

**UNFINISHED BUSINESS:**

No old business.

**NEW BUSINESS:**

- 1. PUBLIC HEARING FOR ZBA CASE #013-015: ALPHA DRIVE MULTI-TENANT COMMERCIAL, 49250 ALPHA DRIVE, WIXOM, MI 48393:** The applicant is requesting variances from Section **18.06.050, Height and placement requirements**, to: 1) allow a 33.4 foot front yard building setback when a 50 foot setback is required; and 2) allow a 4.5 foot parking lot drive setback when a setback of 10 feet is required. The Wixom Municipal Code requires approval of dimensional variances from the Zoning Board of Appeals when it can be shown that ordinance standards have been met. The property is zoned FS, Freeway Service District, and the parcel number is 22-08-326-019.
- 2. PUBLIC HEARING FOR ZBA CASE #001-16: WIXOM BP, 31331 OLD WIXOM ROAD, WIXOM, MI 48393:** The applicant is requesting a use variance to allow the expansion of fuel pumps for a mini-mart when **Section 18.20.030, Nonconforming uses**, does not allow the expansion of nonconforming uses. The Wixom Municipal Code requires approval of a use variance from the Zoning Board of Appeals when it can be shown that ordinance standards have been met. The property is zoned VCA, Village Center Area, where gasoline service stations are not permitted uses and the parcel number is 22-06-200-036. **REMOVED ADMINISTRATIVELY**

**CALL TO THE PUBLIC:**

**STAFF COMMENTS:**

**COMMISSION COMMENTS:**

**ADJOURNMENT:**

**RULES FOR PUBLIC SPEAKING:**

**Call to the Public:**

- The public shall address the Board during the "Call to the Public" which shall be included on the agenda immediately after Correspondence and again immediately after New Business. The first Call to the Public immediately after Correspondence shall be limited to agenda items only.
- A person shall not address the Board in excess of five (5) minutes unless the time is extended by a majority vote of the Board present.
- Persons wishing to address the Board shall identify themselves and their place of residence and shall state their reason for addressing the Board.
- All comments by the public shall be made directly to the Board.

**Public Hearing:**

- Persons desiring to address the Board shall state their name and address.
- Individual persons shall be allowed five minutes to address the Board.
- There shall be no questioning by the audience of persons addressing the Board. However, the Board members may question persons addressing the Board.
- No person shall be allowed to address the Board more than once unless permission is granted by the chairperson.

**SCHEDULED MEETINGS:** (All meetings are at City Hall unless otherwise noted.)

Tue	02/09/16	7:00 pm	City Council
Mon	02/15/16	All Day	City Offices Closed (President's Day)
Mon	02/22/16	7:30 pm	Planning Commission
Tue	02/23/16	7:00 pm	City Council
Mon	02/29/16	7:30 pm	Joint City Council, DDA, Planning Commission & ZBA Meeting
Wed	03/02/16	7:30 pm	Planning Commission
Tue	03/09/16	7:00 pm	City Council
Mon	03/14/16	7:30 pm	Zoning Board of Appeals
Mon	03/21/16	7:30 pm	Planning Commission
Tue	03/22/16	7:00 pm	City Council

**NOTE:** Anyone planning to attend the meeting who is in need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the Building Department at (248) 624-0880. Our staff will be pleased to make the necessary arrangements (large print agendas or minutes, etc.) with proper notice given prior to the meeting.