

**CITY OF WIXOM
ZONING BOARD OF APPEALS MEETING
49045 PONTIAC TRAIL
MONDAY, APRIL 10, 2017**

Approved
6/12/17

The meeting was called to order by Chairman Caplan of the Zoning Board of Appeals at 7:44 p.m. at which time allegiance was pledged to the American flag.

BOARD: Jeff Caplan (Chairman), David Berry, Steve Winters, Peter Behrmann, and Tom Marcucci

ABSENT: Joe Barts (Excused), Michael Schira (Excused) and Ray Konchel (Excused)

OTHERS: Carmine Avantini (CIB Planning) and Nancy Fisher (Recording Secretary)

Determination of a Quorum:

A quorum of the Zoning Board of Appeals was present for this meeting.

Agenda:

No additions or changes were made to the agenda.

Approval of the March 13, 2017 Zoning Board of Appeals Meeting Minutes:

MOTION and seconded by Boardmembers Behrmann and Winters to approve the March 13, 2017 Zoning Board of Appeals Meeting Minutes.

VOTE:

MOTION CARRIED

Correspondence:

City Manager's Update – March 14, 2016

City Manager's Update – March 28, 2016

City Manager's Update – April 11, 2016

Call to the Public:

There were no comments made by the public.

Unfinished Business:

1. **PUBLIC HEARING FOR ZBA CASE #008-16: YOUSIF P. YOUSIF, 2550 LOON LAKE ROAD, WIXOM, MI 48393:** The applicant is requesting a variance from **Section 18.20.040, Nonconforming buildings and structures**, to allow the construction of an addition to a residential structure that is nonconforming since two (2) principal structures are located on one (1) lot. 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 R-3, One-Family Residential District. The parcel number is 17-29-276-002. This case was tabled at the November 14, 2016 ZBA meeting.

Mr. Avantini noted that this is not a public hearing since that was already held at the last meeting. Accordingly, tonight's hearing was not re-noticed as a public hearing. He recommends that the Board take this matter off the table and either retable it to the next agenda or act on it tonight.

MOTION and second by Boardmembers Behrmann and Winters to remove #ZBA Case #008-16, Yousif P. Yousif, from the table.

VOTE:

MOTION CARRIED

Boardmember Behrmann said that he is comfortable making a motion to act on this tonight. Boardmember Berry said that he would like to hear from the applicant. Chairman Caplan noted that nothing has changed with the applicant’s argument and that he could not find a way to tie these structures together. Boardmember Behrmann noted that the applicant can always reapply. Boardmember Winters said that he would rather see this tabled. Chairman Caplan noted that he and the others were at the original meeting. Boardmember Behrmann noted that they already spent an hour listening to the applicant.

MOTION and second by Boardmembers Behrmann and Marcucci to deny #ZBA Case #008-16, Yousif P. Yousif’s request for a variance from Section 18.20.040, Nonconforming buildings and structures, to allow the construction of an addition to a residential structure that is nonconforming since two (2) principal structures are located on one (1) lot, pursuant to the memorandum by the City Planner and the Minutes from the November 14, 2016 Zoning Board of Appeals meeting. The parcel is located at 2550 Loon Lake Road and its parcel number is 17-29-276-002.

VOTE:

MOTION CARRIED

New Business:

- 1. PUBLIC HEARING FOR TEMPORARY USE ZBA #002-17: 31100, OLD WIXOM ROAD, WIXOM, MI 48393:** The applicant is seeking temporary use approval for a seasonal market with approximately 6,000-7,000 square feet for the sale of plants in the subject property parking lot. The Municipal Code, **Section 18.22.060** requires approval from the Zoning Board of Appeals for this request and it can be granted for a period of one (1) year. The property is located at 31100 Old Wixom Rd., Wixom Michigan 48393 and is zoned VCA, Village Center Area. The parcel number is 22-05-105-015. Applicant withdrew application.

Mr. Avantini noted that the applicant withdrew its application for unknown reasons. He noted this was going to be in the parking lot for the Poota’s market on a temporary basis as a test market. He hopes that they will come back. Boardmember Winters asked what sort of things the applicant was going to sell. Mr. Avantini said flowers; i.e., something similar to what Farmer John’s was doing.

Call to the Public:

None.

Staff Comments:

Mr. Avantini said that he has been considering holding a training session for the Boardmembers since they have not met with the City Attorney in a couple years. Since ZBA topics are limited, would it be valuable to have a refresher course? Boardmember Marcucci asked how long the session would last. Mr. Avantini said it would likely go for an hour on a night when the ZBA does not usually meet. Chairman Caplan said that he thinks this would be a good idea.

Board Comments:

There were no comments made by Boardmembers.

Adjournment:

This meeting of the Zoning Board of Appeals was motioned and adjourned at 7:58 p.m.

Nancy Fisher
Recording Secretary