



49045 Pontiac Trail

AGENDA
Zoning Board of Appeals
Wixom Council Chambers, 49045 Pontiac Trail
Monday – September 11, 2017
7:30 p.m.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

MEMBERS:

CHAIRMAN: J. Caplan
VICE-CHAIR: P. Behrmann
J. Barts
D. Berry
T. Marcucci
M. Schira
S. Winters
R. Konchel (Alternate)

DETERMINATION OF QUORUM:

CHANGES OR ADDITIONS TO THE AGENDA:

APPROVAL OF MINUTES:

Zoning Board Meeting – August 14, 2017

CORRESPONDENCE/INFORMATION:

City Manager's Update – August 8, 2017

City Manager's Update – August 22, 2017

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 VARIANCE ZBA #006-17: BIG CITY DANCE CENTER, 29290 WALL STREET, WIXOM, MI, 48393:** The applicant is seeking variances to allow: 1) a 2 foot side yard setback for a drive lane when a 10 foot setback is required; and 2) an 18 foot front yard parking lot setback when a 20 foot setback is required, under Section 18.09.050, Height and placement requirements, of the ordinance. The Wixom Municipal Code requires approval of a dimensional variance from the Zoning Board of Appeals when it can be shown that ordinance standards have been met. The property is zoned M-1, Light Industrial, where commercial recreation uses are special land uses in that district. The parcel number is 22-08-127-003.
- 2. PUBLIC HEARING FOR VARIANCE ZBA #007-17: BIG CITY DANCE CENTER, 29290 WALL STREET, WIXOM, MI, 48393:** The applicant is seeking a variance to allow an impervious surface coverage of approximately 81.5% when a maximum of 75% is permitted under Section 18.09.050, Height and placement requirements, of the ordinance. The Wixom Municipal Code requires approval of a dimensional variance from the Zoning Board of Appeals

when it can be shown that ordinance standards have been met. The property is zoned M-1, Light Industrial, where commercial recreation uses are special land uses in that district. The parcel number is 22-08-127-003.

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	09/12/17	7:00 pm	City Council
Mon	09/25/17	7:30 pm	Planning Commission
Tue	09/26/17	7:00 pm	City Council
Mon	10/02/17	7:30 pm	Planning Commission
Mon	10/09/17	7:30 pm	ZBA

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.