

**CITY OF WIXOM
ZONING BOARD OF APPEALS MEETING
49045 PONTIAC TRAIL
MONDAY, SEPTEMBER 11, 2017**

Approved
11/13/17

The meeting was called to order by Chairman Caplan of the Zoning Board of Appeals at 7:30 p.m. at which time allegiance was pledged to the American flag.

BOARD: Jeff Caplan (Chairman), David Berry, Michael Schira, Steve Winters, Peter Behrmann, Ray Konchel and Tom Marcucci
ABSENT: Joe Barts (Excused)
OTHERS: Carol Maise (on behalf of 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 August 14, 2017 Zoning Board of Appeals Meeting Minutes:

MOTION and seconded by Boardmembers Winters and Behrmann to approve the August 14, 2017 Zoning Board of Appeals Meeting Minutes.

VOTE:

MOTION CARRIED

Correspondence:

City Manager's Update – August 8, 2017
City Manager's Update – August 22, 2017

Call to the Public:

There were no comments made by the public.

Unfinished Business:

There was no unfinished business listed on the agenda for this meeting.

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.

Chairman Caplan informed the applicant that they would need to secure four out of the seven boardmembers' votes tonight in order to pass a motion.

Lisa Fruchey, Owner of Big City Dance Center, 50160 Pontiac Trail, Unit #6, Wixom. The Planning Commission has approved its request pending grant of the two variances sought tonight. Wall Street is a cul-de-sac with abutting driveways. This has one driveway in and one driveway out. For safety’s sake, she wants a circulating driveway where asphalt can be added on the north side. For the second variance, they are 2 feet short of the front. There are three parking spaces. They are not adding more. It exists already.

Boardmember Konchel noted that he drove by the site today and that there are two addresses on the building. He confirmed with the applicant that she wants a drive on the north side. He asked whether her neighbor supports that. The applicant said that they have not come out against it. She noted it is currently a duplex but she will occupy the entire space. She will be leaving her existing location.

Chairman Caplan said that this would seem to enhance the building since it is nonconforming. He thinks the building will look better. The applicant has met the necessary criteria in terms of a practical difficulty.

MOTION and second by Boardmembers Barry and Marcucci to grant #ZBA #006-17, Big City Dance Center’s request for 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. The property is located at 29290 Wall Street, Wixom, Michigan 48393, is zoned M-1, Light Industrial and the parcel number is 22-08-127-003. **MOTION AMENDED** by Boardmembers Behrmann and Marcucci to note that the practical difficulty is the narrow nature of the lot and the pre-existing building.

VOTE:

MOTION CARRIED

- 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.

Lisa Fruchey, Owner of Big City Dance Center, 50160 Pontiac Trail, Unit #6, Wixom. Chairman Caplan confirmed with the applicant that the addition of asphalt is what brought the applicant here tonight. Boardmember Marcucci sees no problem with the applicant’s request.

MOTION and second by Boardmembers Schira and Winters to approve ZBA #007-17, Big City Dance Center’s request for a variance to allow an impervious surface coverage of approximately 81.5% when a maximum of 75% is permitted; practical difficulty as stated in Mr. Avantini’s September 11, 2017 review letter. The property is located at 29290 Wall Street, Wixom, Michigan 48393, is zoned M-1, Light Industrial and the parcel number is 22-08-127-003.

VOTE:

MOTION CARRIED

Call to the Public:

[Name inaudible], 5970 Rosa Parkway, White Lake. She and her fellow students are from Walled Lake Western High School and are here tonight as part of their AP Government class. She sought to identify the roles of the Boardmembers, City Planner and Recording Secretary for her class assignment.

Staff Comments:

There were no comments made by the staff.

Board Comments:

Chairman Caplan said that tonight's training session went well and the Boardmembers learned a lot. He cited the motion for tonight's case as an example. The Boardmembers should cover themselves by addressing each item.

Adjournment:

This meeting of the Zoning Board of Appeals was motioned and adjourned at 7:48 p.m.

Nancy Fisher
Recording Secretary