



49045 Pontiac Trail

**AGENDA**  
**Zoning Board of Appeals**  
**Wixom Council Chambers, 49045 Pontiac Trail**  
**Monday – December 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 – November 13, 2017

**CORRESPONDENCE/INFORMATION:**

City Manager's Update – November 14, 2017

City Manager's Update – November 28, 2017

**CALL TO THE PUBLIC:**

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

**OLD BUSINESS:**

1. **PUBLIC HEARING FOR VARIANCE #005-17: SUHAIL JOHN, 2563 WENONA DRIVE, WIXOM, MI, 48393:** The applicant is seeking a variance to allow an encroachment of greater than 10 feet into the required front yard under Section 18.13.030 subsection A.1, Porches and Decks, 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 R-4, One Family Residential, where single family residential uses are permitted in that district. The parcel number is 17-32-429-001. This case was tabled at the November 13, 2017 meeting due to incorrect notice information.

**NEW BUSINESS:**

1. **PUBLIC HEARING FOR VARIANCE ZBA #009-17: VERIZON WIRELESS, 51150 W. PONTIAC TRAIL, WIXOM, MI, 48393:** The applicant is seeking a variance to keep an existing galvanized chain link fence around their communications tower when a black vinyl-coated chain link fence is required under Section 18.12.110.E(2), design standards applicable to all facilities, 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, Industrial, where wireless

communications towers are permitted by Special Land Use and City Council approval in that district. The parcel number is 17-31-351-015.

**2. APPROVAL OF 2018 MEETING DATES**

**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	12/12/17	7:00 pm	City Council
Mon	12/18/17	7:30 pm	Planning Commission Meeting
Tue	12/19/17	7:00 pm	City Council
Mon	12/25/17	All Day	City Offices Closed
Tue	12/26/17	All Day	City Offices Closed
Mon	01/01/18	All Day	City Offices Closed
Tue	01/02/18	All Day	City Offices Closed

**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.