



AGENDA
Zoning Board of Appeals
Wixom Council Chambers, 49045 Pontiac Trail
Monday – October 8, 2018
7:30 p.m.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

MEMBERS:

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

DETERMINATION OF QUORUM:

CHANGES OR ADDITIONS TO THE AGENDA:

APPROVAL OF MINUTES:

Zoning Board Meeting – July 9, 2018

CORRESPONDENCE/INFORMATION:

City Manager's Update – August 28, 2018
City Manager's Update – September 11, 2018
City Manager's Update – September 25, 2018

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 #006-18: ST. MATTHEW LUTHERAN CHURCH, 48380 PONTIAC TRAIL, WIXOM, MI, 48393:** The applicant is seeking a use variance to replace an existing ground mounted sign on their property. The new ground mounted sign would include an electronic message board which is prohibited within the VCA (Village Center Area) Zoning District. The property is zoned VCA, Village Center Area. The parcel number is 17-32-376-015.
- 2. PUBLIC HEARING FOR VARIANCE #007-18: CHARLES PEARSON, 2900 POTTER ROAD, WIXOM, MI, 48393:** The applicant is requesting a variance from *Section 18.03.050, Table 3.05.G. Schedule of Regulations*, of the zoning ordinance for a reduction in the front yard setback on the Wren St. frontage from the 35' minimum to 13' (a 22' variance). The property is zoned R-3, One Family Residential, where garages are permitted in that district. The parcel number is 17-29-383-012.
- 3. PUBLIC HEARING FOR VARIANCE #008-18: MATRIX PROPERTY HOLDINGS, 31111 OLD WIXOM ROAD, WIXOM, MI, 48393:** The applicant is seeking a variance from *Section 18.09.040.F.2 - Standards applicable to specific uses - Outdoor Storage*, to allow a parking lot for the overnight outdoor storage of semi-trucks and trailers to encroach into the required 150-foot front yard setback. Twenty-four (24) spaces of the total 40-space storage lot will be located in the required front yard. The Zoning Ordinance requires that all outdoor storage areas be located no

closer than 150 feet from any street right-of-way. A 51-foot setback is requested. The property is zoned M-1, Light Industrial, where manufacturing uses are permitted in that district. The parcel number is 22-06-200-044.

- 4. PUBLIC HEARING FOR VARIANCE #009-18 AND #010-18: VALERO, 49435 GRAND RIVER AVENUE, WIXOM, MI, 48393:** The applicant is requesting variances from Section 18.16.090(A) of the ordinance requiring signs to be setback 10’ from the right-of-way. Proposed is the erection of two (2) compliant monument signs, each five (5) feet from the public right-of way. The property is zoned FS, Freeway Services where gasoline service stations are permitted uses in that district. The parcel number is 22-07-476-004.
- 5. PUBLIC HEARING FOR VARIANCES #011-18 AND #012-18: GREG ULMER, 2661 LAKERIDGE AVENUE, WIXOM, MI, 48393:** The applicant is seeking variances to allow: 1) a 20-foot front yard setback from Lakeridge Avenue, when a minimum setback of 35 feet is required; and 2) a 40-foot maximum building height when a maximum height of 30 feet is permitted. The property is zoned R-3, One Family Residential, where single family residential uses are permitted in that district. The parcel number is 17-29-213-002.
- 6. PUBLIC HEARING FOR VARIANCE #013-18, VALERIE ALLEN, 2275 W. NALONE AVENUE, WIXOM, MI, 48393:** The applicant is seeking a variance from *Section 18.13.050.B. - Fences and walls – Front Yard Fences in Residential Districts*, to allow a 4-foot high black vinyl coated chain link fence in the front yard. The property is zoned R-3, One Family Residential. The parcel number is 17-28-102-015.

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.)

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| Tues | 10.09.2018 | 7:00 pm | City Council Meeting |
| Mon | 10.15.2018 | 7:00 pm | Joint CC/PC/ZBA/DDA Meeting |
| Mon | 10.22.2018 | 7:30 pm | Planning Commission Meeting |
| Tues | 10.23.2018 | 7:00 pm | City Council Meeting |

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.