

AGENDA

Zoning Board of Appeals
Wixom Council Chambers, 49045 Pontiac Trail
Monday, April 15, 2019
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. Thorsell (Alternate)

DETERMINATION OF QUORUM:

CHANGES OR ADDITIONS TO THE AGENDA:

APPROVAL OF MINUTES:

[December 10, 2018 Minutes](#)
[February 22, 2019 Joint Meeting Minutes](#)

CORRESPONDENCE/INFORMATION:

[City Manager Update – March 12, 2019](#)
[City Manager Update – March 26, 2019](#)
[City Manager Update – April 9, 2019](#)

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 #016-18; TREMEC CORPORATION, 46643 RYAN COURT, WIXOM, MI, 48393:** The applicant is seeking a variance to allow an encroachment into the rear yard setback to build an exterior bulk delivery storage system. 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 industrial uses are permitted in that district. The parcel number is 22-04-326-005.
- 2. PUBLIC HEARING FOR VARIANCE #001-19; JOHN & VALERIE JENNINGS, 4058 W. MAPLE, WIXOM, MI, 48393:** The applicant is seeking a variance to allow a property to be split into two (2) separate parcels when they would exceed the maximum 4 to 1 lot depth-to-width ratio under Section 16.28.030 of the City 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-3, One Family Residential where single-family residential uses are permitted in that district. The parcel number is 17-31-151-014.
- 3. PUBLIC HEARING FOR VARIANCE #002-19; JOHN ROBINSON, 2465 BALSAM COURT, WIXOM, MI, 48393:** The applicant is seeking a variance to allow construction of an in-ground pool with associated cement and fencing above a drainage easement when it is not allowed per Section 18.13.040 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-3, One Family Residential where single-family residential uses are permitted in that district. The parcel number is 17-32-203-005.

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.)

Monday	April 22, 2019	7:30 pm	Planning Commission
Tuesday	April 23, 2019	7:00 pm	City Council Meeting
Monday	May 6, 2019	7:30 pm	Planning Commission
Monday	May 13, 2019	7:30 pm	Zoning Board of Appeals
Tuesday	May 14, 2019	7:00 pm	City Council Meeting
Tuesday	May 28, 2019	7:00 pm	City Council Meeting
Wednesday	May 29, 2019	7:30 pm	Planning Commission**

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.