

## AGENDA

Zoning Board of Appeals

Wixom Council Chambers, 49045 Pontiac Trail

**Monday, October 14, 2019**

7:30 p.m.



### CALL TO ORDER:

### PLEDGE OF ALLEGIANCE:

### ROLL CALL:

### MEMBERS:

**CHAIRMAN:** J. Caplan  
R. Thorsell  
J. Barts  
D. Berry  
T. Marcucci  
M. Schira  
S. Winters  
P. Behrmann (Alternate)

### DETERMINATION OF QUORUM:

### CHANGES OR ADDITIONS TO THE AGENDA:

### APPROVAL OF MINUTES: [June 10, 2019 Minutes](#)

### CORRESPONDENCE/INFORMATION:

[City Manager Update – September 10, 2019](#)

[City Manager Update – September 24, 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 #005-19: NOVI FENCE LLC, 646 Goodrich Street, WIXOM, MI, 48393:** The applicant is seeking a variance from Section 18.06.050 (note b) Height and Placement Requirements to allow a 48" high fence along an exterior side yard, where a maximum of 42" is permitted. A decorative fence may not in be excess of forty-nine percent (49%) solid or impervious surface. The proposed fence exceeds the 49% maximum permitted. 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 VCA, Village Center Area, where fencing for single family homes is permitted in that district. The parcel number is 96-17-32-302-102.

**2. PUBLIC HEARING FOR VARIANCE #006-19: DONALD & BARBARA FINNEY, 3179 THEODORE EAST, WIXOM, MI, 48393:** The applicant is seeking a variance from Section 18.06.050 (note b) Height Requirements to allow a 48" high fence along an exterior side yard, where a maximum of 42" is permitted. 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 VCA, Village Center Area, where fencing for single family homes is permitted in that district. The parcel number is 96-17-32-302-018.

### **3. PROPOSED 2020 ZONING BOARD OF APPEALS 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.)

<b>Monday</b>	<b>October 21, 2019</b>	<b>7:00pm</b>	<b>Joint CC/DDA/PC/ZBA Meeting</b>
Tuesday	October 22, 2019	7:00pm	City Council Meeting
Monday	October 28, 2019	7:30pm	Planning Commission Meeting
Wednesday	November 6, 2019	7:30pm	Planning Commission Meeting
Tuesday	November 12, 2019	7:00pm	City Council Meeting
Wednesday	November 13, 2019	7:30pm	Zoning Board of Appeals Meeting
Monday	November 25, 2019	7:30pm	Planning Commission Meeting
Tuesday	November 26, 2019	7:00pm	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.