

AGENDA

Zoning Board of Appeals Meeting
Wixom Council Chambers, 49045 Pontiac Trail
Monday, April 10, 2023
7:30 p.m.



CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

DETERMINATION OF QUORUM:

ZBA Chairman: J. Caplan
R. Thorsell
M. Schira
S. Winters
R. Cousineau
J. Hutchens
M. Helsom

CHANGES OR ADDITIONS TO THE AGENDA:

APPROVAL OF MINUTES:

Zoning Board of Appeals Minutes November 14, 2022

CORRESPONDENCE:

March 14, 2023 City Manager Update
March 28, 2023 City Manager Update

CALL TO THE PUBLIC: (Limited to 5 minutes per speaker, addressing Agenda items only)

UNFINISHED BUSINESS

NEW BUSINESS:

- 1) **PUBLIC HEARING FOR VARIANCE REQUEST # ZBA 23-001: 2958 LOON DRIVE, WIXOM, MI, 48393:** The applicant is seeking a total of one (1) non-use variance: *Section 18.13.050, Height and Placement, to permit an addition to an existing home with a proposed 10.6 foot rear yard setback rather than the required 35 foot rear yard setback pursuant to Section 18.13.050, Table 3.05 Schedule of Residential Regulations.*

Section 18.16.180, Appeals and Variances, and Section 18.22.030(F) Powers and Duties, gives the Zoning Board of Appeals authority to grant variances when it can be shown that ordinance standards cannot be met and a practical difficulty exists. The property is zoned R-3, One Family Residential. The parcel number is 17-29-327-005.

- 2) **PUBLIC HEARING FOR VARIANCE REQUEST # ZBA 23-002: 38500 ASSEMBLY PARK, WIXOM, MI, 48393:** The applicant is seeking a total of one (1) non-use variance: *Section 18.16.100, Specific Sign Standards, to permit a new logo sign of 24.5 square feet added to the existing 216.15 square foot building sign for a total of 240.65 square foot of signage rather than the maximum building signage 150 square feet pursuant to Section 18.16.100, Sign Dimensional Standards and Regulations.*

Section 18.16.180, Appeals and Variances, and Section 18.22.030(F) Powers and Duties, gives the Zoning Board of Appeals authority to grant variances when it can be shown that ordinance standards cannot be met and a practical difficulty exists. The property is zoned GPUD, Gateway Planned Unit Development. The parcel number is 22-07-200-013.

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:

Tuesday	April 11, 2023	7:00pm	City Council Meeting
Monday	April 17, 2023	7:30pm	Planning Commission Meeting
Tuesday	April 25, 2023	7:00pm	City Council Meeting
Monday	May 1, 2023	7:30pm	Planning Commission Meeting
Monday	May 8, 2023	7:30pm	Zoning Board of Appeals
Monday	May 9, 2023	7:00pm	City Council Meeting
Monday	May 15, 2023	7:30pm	Planning Commission Meeting
Tuesday	May 23, 2023	7:00pm	City Council Meeting

Procedures for participation by persons with disabilities.

The City will be following its normal procedures for accommodation of persons with disabilities. **Those individuals needing accommodations for effective participation in this meeting should contact the Building Department (248) 624-0880 in advance of the meeting.** Our staff will be pleased to make the necessary arrangements (large print agendas or minutes, etc.) with proper notice given prior to the meeting.