

AGENDA

Zoning Board of Appeals Meeting
Wixom Council Chambers, 49045 Pontiac Trail
Monday, September 11, 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

CHANGES OR ADDITIONS TO THE AGENDA:

APPROVAL OF MINUTES:

Zoning Board of Appeals Minutes August 14, 2023

CORRESPONDENCE:

August 8, 2023 City Manager Update
August 22, 2023 City Manager Update

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

NEW BUSINESS:

- 1) **PUBLIC HEARING FOR VARIANCE REQUEST # PZBA23-004: 4072 CAMERON COURT, WIXOM, MI, 48393:** The applicant is seeking a total of one (1) non-use variances: *Section 18.03.050, Height and Placement Requirements, to permit a rear yard setback of 25 feet rather than the required 35 feet.*

Section 18.22.03.E Dimensional and Other Non-use Variances, 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 17-31-151-035.

UNFINISHED BUSINESS:

- 1) **PUBLIC HEARING FOR VARIANCE REQUEST # PZBA23-003: 4072 CAMERON COURT, WIXOM, MI, 48393:** The applicant is seeking a total of one (1) non-use variance: *Section 18.03.050, Height and Placement Requirements, to permit a front yard setback of 15 feet rather than the required 35 feet.*

Section 18.22.03.E Dimensional and Other Non-use Variances, 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 17-31-151-035.

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	September 12, 2023	7:00pm	City Council Meeting
Monday	September 18, 2023	7:30pm	Planning Commission Meeting
Tuesday	September 26, 2023	7:00pm	City Council Meeting
Monday	October 2, 2023	7:30pm	Planning Commission Meeting
Monday	October 9, 2023	7:30pm	Zoning Board of Appeals Meeting
Tuesday	October 10, 2023	7:00pm	City Council Meeting
Monday	October 16, 2023	7:30pm	Planning Commission Meeting
Tuesday	October 24, 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.