

**AGENDA**

Zoning Board of Appeals Meeting  
Wixom Council Chambers, 49045 Pontiac Trail  
**Monday, April 8, 2024**  
7:00 p.m.



**CANCELED  
NO QUORUM**

**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:**

December 11, 2023 Zoning Board of Appeals Minutes

**CORRESPONDENCE:**

March 12, 2024 City Manager Update  
March 26, 2024 City Manager Update

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

**UNFINISHED BUSINESS: (NONE)**

**NEW BUSINESS:**

- 1) **PUBLIC HEARING FOR VARIANCE REQUEST #PZBA 23-006: 2028 HOPKINS, WIXOM, MI 48393:** The Applicant is seeking three dimensional variances to 1.) allow a porch and/or deck (no gazebo) with a rear yard setback of six (6) feet rather than the minimum setback for a porch and/or deck of 20 feet pursuant to Section 18.13.030.C. 2.) To allow a gazebo covering a porch and/or deck of six (6) feet rather than the required 35 feet pursuant to Section 18.13.030.C.3. 3.) To allow the Zoning Board of Appeals to consider permitting the gazebo on the waterside setback as an accessory structure pursuant to Section 18.13.030.C.4. The property is zoned R-3 One-Family Residential. The parcel number is 17-29-151-010
  
- 2) **PUBLIC HEARING FOR VARIANCE REQUEST #PZBA 24-002: 49761 GRAND RIVER, WIXOM, MI 48393:** The applicant is seeking a sign variance to allow for 100% window sign coverage for a portion of the site, rather than the maximum permitted 25% coverage pursuant to Section 18.16.050.a.1. The property is zoned B-3 General Business. The parcel number is 22-07-476-006.

**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 9, 2024	7:00pm	City Council Meeting
Monday	April 15, 2024	7:00pm	Planning Commission Meeting
Tuesday	April 23, 2024	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.