

AGENDA

Zoning Board of Appeals Meeting
Wixom Council Chambers, 49045 Pontiac Trail
Monday, May 13, 2024
7:00 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:

December 11, 2023 Zoning Board of Appeals Minutes

CORRESPONDENCE:

April 9, 2024 City Manager Update
April 23, 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 property is zoned R-3, One-Family Residential, and 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 property is zoned B-3, General Business, and the parcel number is 22-07-476-006.

3) **PUBLIC HEARING FOR VARIANCE REQUEST #PZBA 24-003: 1957 EMERALD LANE, WIXOM, MI 48393:** The applicant is seeking three dimensional variances to allow 1.) a porch and/or deck with a rear yard setback of 3.8 feet rather than the minimum setback for a porch and/or deck of 20 feet pursuant to Section 18.13.030.C.1 2) To allow a porch and/or deck with a side yard setback of 5 feet rather than the minimum setback for a porch and/or deck of 6 feet pursuant to Section 18.13.030.B 3) To allow a deck/patio that covers 30.5 percent or 745 square feet of the required rear yard rather than the maximum 15 percent or 365.7 square foot allowed coverage for a deck/patio pursuant to Section 18.13.030.C.2. The property is zoned R-2 One-Family Residential / PUD, and the parcel number is 17-30-204-038.

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	May 14, 2024	7:00pm	City Council Meeting
Monday	May 20, 2024	7:00pm	Planning Commission Meeting
Tuesday	May 28, 2024	7:00pm	City Council Meeting
Monday	June 3, 2024	7:00pm	Planning Commission Meeting
Monday	June 10, 2024	7:00pm	Zoning Board of Appeals Meeting
Tuesday	June 11, 2024	7:00pm	City Council Meeting
Monday	June 17, 2024	7:00pm	Planning Commission Meeting
Tuesday	June 25, 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.