

AGENDA

Zoning Board of Appeals Meeting
Wixom Council Chambers, 49045 Pontiac Trail
Monday, July 8, 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:

May 13, 2024 Zoning Board of Appeals Minutes

CORRESPONDENCE:

June 11, 2024 City Manager Update
June 25, 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 # PZBA24-004: 31155 OLD WIXOM RD, WIXOM, MI, 48393:** Applicant is seeking to construct a paved truck circulation area as a part of renovations to an existing industrial building. The applicant is requesting approval for the following variances: 1) To allow a five-foot setback to the proposed paved truck circulation area and no landscaping rather than the required 50 foot wide buffer setback and required buffer landscaping pursuant to Section 18.14.020.C, and; 2) To allow the proposed truck circulation area with no screening wall rather than the required 6-to-8-foot screening wall. Both variances are requested as the subject site abuts vacant residentially zoned property to the south. The property is zoned M-1, Light Industrial and the Property Identification number is 22-06-200-037.

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	July 9, 2024	7:00pm	City Council Meeting
Monday	July 15, 2024	7:00pm	Planning Commission Meeting
Tuesday	July 23, 2024	7:00pm	City Council Meeting
Monday	August 5, 2024	7:00pm	Planning Commission Meeting
Monday	August 12, 2024	7:00pm	Zoning Board of Appeals Meeting
Tuesday	August 13, 2024	7:00pm	City Council Meeting
Monday	August 19, 2024	7:00pm	Planning Commission Meeting
Tuesday	August 27, 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.