

**CHARTER TOWNSHIP OF PLYMOUTH
ZONING BOARD OF APPEALS MINUTES
REGULAR MEETING
THURSDAY, MARCH 1, 2007**

Meeting called to order at 6:01 p.m. by Chairman Levensgood.

MEMBERS PRESENT: Gene Levensgood
Robert Doroshewitz
Harry Jachym
Ray Sturdy, Jr.
Jim Zdanek.

MEMBERS ABSENT: None

OTHERS PRESENT: Mark Lewis, Chief Building Official
Alice Geletzke, Recording Secretary
3 members of the public

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meeting – February 1, 2007

Moved by Mr. Jachym, supported by Mr. Zdanek, to approve the minutes of the regular meeting of February 1, 2007, as presented. Ayes all.

ITEM NO. 2 – NEW BUSINESS

**1. Application No. 1436- Araneae, Inc.
29350 Wall Street
Wixom, MI 48393**

**Location – Bosch Corporation
15000 Haggerty Road
Plymouth, MI 48170
Tax I.D. #78-021-99-0001-701**

**RE: Zoning Ordinance No 99, Article XXV, Section 25.9.2.B.2 and 25.9.2.B.1 of
Regulations Amendments: OS.**

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<u>Variance No.</u>	<u>Zoning Ordinance Section/Standard</u>	<u>Location</u>	<u>Allowed Placement Of Wall Sign</u>	<u>Proposed Placement Of Sign</u>	<u>Variance Required</u>
1	Ordinance 99, Article XXV, Section 25.9.2.B.2	15000 Haggerty Road	Maximum Height Twenty (20) Feet Above Grade	Fifty-eight (58) Feet Above Grade	Thirty-eight (38) Feet
<u>Variance No.</u>	<u>Zoning Ordinance Section/Standard</u>	<u>Location</u>	<u>Allowed Size Of Wall Sign</u>	<u>Proposed Size Of Wall Sign</u>	<u>Variance Required</u>
2	Ordinance 99, Article XXV, Section 25.9.2.B.1	15000 Haggerty Road	Fifty (50) Square Feet	One hundred Sixty-five (165) Square Feet	One hundred Fifteen (115) Square Feet

The applicant (Araneae, Inc. for Bosch) is requesting two variances, one regarding Placement and one regarding Size.

Chief Building Official Lewis indicated that a question had arisen regarding the ability of the Zoning Board of Appeals to grant a variance for an applicant whose development is contractually governed by the terms of a PUD agreement. It was suggested that with applicant's concurrence, the Board could go forward with consideration of the issues raised and make a determination subject to ratification by the Township Attorney.

The applicant and Board agreed to do this.

Mr. Harold Domke, Director of Facilities for Robert Bosch Corporation, addressed the Board, presented plans, and answered questions. He presented what Bosch Corporation considers to be a practical difficulty in adhering to the size of the sign as restricted by the zoning ordinance. He presented photographs showing the sign in the size required by the zoning ordinance, the sign with the variances requested which is more in keeping with the scale of the building, and the sign as it would appear in the dark. He indicated the sign would have little impact on residents because it faces east toward the expressway. They wish to locate it near the top of the building so it can be visible from I-275 and I-96 and so it can be seen over eventual additions to the current building.

Mr. Sturdy noted the unusual circumstances of genuine hardship, particularly because of the nature of the building sitting below Haggerty Road on this particular site, and noted that the sign, if limited to the strict requirements of the ordinance, would be virtually unintelligible, because of the layout of the major interchange bordering the site.

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Moved by Mr. Sturdy, supported by Mr. Doroshewitz, to grant the variances requested in Application 1436, Araneae, Inc., for the sign for Bosch Corporation at 15000 Haggerty Road to be placed higher than required and larger than required in accordance with the specific specifications that were supplied with the January 11, 2007, letter from the applicant, pending ratification by the Township Attorney. Ayes all.

**2. Application No. 1437- William Lauterbach
40562 Pinetree Drive
Plymouth, MI 48170**

**Location – 40562 Pinetree Drive
Plymouth, MI 48170
Tax I.D. #78-064-03-0148-000**

**RE: Zoning Ordinance No 99, Article VI, Section 6.4.8.(f)1a. Fences of Regulations
Amendments: R-1-E, R-1-H, R-1-S, R-1. One Family Residential Districts.**

<u>Variance No.</u>	<u>Zoning Ordinance Section/Standard</u>	<u>Location</u>	<u>Allowed Maximum Fence Height</u>	<u>Proposed Maximum Fence Height</u>	<u>Variance Required</u>
1	Ordinance 99, Article VI Section 6.4.8(f)1a	40562 Pinetree Dr.	Four (4) Feet	Six (6) Feet	Two (2) Feet

The applicant is requesting one variance:

1. The applicant is *requesting a two (2) foot variance in fence height by retaining the existing six (6) foot high fence on the rear lot line.*

Mr. William Lauterbach addressed the Board, presented photographs, and answered questions. The fence in question is more of a privacy screen, in that it is only to be installed across the rear lot line. It is not a full yard enclosure. Its visibility would be screened from the front of the property by a virtual hedge of seven to eight foot evergreens and from the property in the rear by a large garage, shed and six foot high dog cage located at the rear of the abutting property. The fence material is custom-cut pressure-treated wood. There were no neighbors appearing at the meeting with objections to the height of the fence.

Moved by Mr. Jachym, supported by Mr. Zdanek, to grant the 2-ft. variance in the height of the fence at the rear of 40562 Pinetree Drive, as requested in Application No. 1437, William Lauterbach. Ayes all.

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ADJOURNMENT

Moved by Mr. Sturdy, supported by Mr. Jachym, to adjourn the meeting. Ayes all.

Meeting adjourned at 6:43 p.m.

Respectfully submitted,

Raymond O. Sturdy, Jr.

Raymond O. Sturdy, Jr., Secretary
Zoning Board of Appeals

**NOTE: Upon granting a zoning variance, a building permit is required.
If denied, the applicant may appeal to Circuit Court.**

The Charter Township of Plymouth will provide necessary reasonable aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon two weeks notice to the Charter Township of Plymouth. Individuals with disabilities requiring auxiliary aids or services should contact the Charter Township of Plymouth by writing or calling the Human Resource Office, Charter Township of Plymouth, 9955 N. Haggerty Road, Plymouth, Michigan, 48170, (734) 453-3202, TDD users: 1-800-649-3777 (Michigan Relay Service)-