

**CHARTER TOWNSHIP OF PLYMOUTH
ZONING BOARD OF APPEALS MINUTES
REGULAR MEETING
THURSDAY, JULY 10, 2008**

Meeting called to order at 6:00 p.m. by Chairman Levengood.

MEMBERS PRESENT: Gene Levengood
Harry Jachym
Ray Sturdy, Jr.
Robert Doroshewitz

MEMBERS ABSENT: Jim Zdanek, Excused

OTHERS PRESENT: Ted Kloc, Building Inspector
Alice Geletzke, Recording Secretary
6 members of the public

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meeting – June 5, 2008.

Moved by Mr. Jachym supported by Mr. Sturdy, to approve the minutes of the regular meeting of June 5, 2008, as presented. Ayes all, with Mr. Doroshewitz abstaining because he was not present at the meeting.

ITEM NO. 2 – NEW BUSINESS

**1. Application No. 1459- Demattia Group
45501 Helm
Plymouth MI 48170**

Location – **15169 Northville RD
Plymouth, MI 48170**

Tax I.D. #78-018-03-0084-000

RE: Zoning Ordinance No. 99, Article XX, Schedule of Regulations; Height, Area, Lot Coverage, Yard Requirements and Floor Area 20.1

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<u>Variance No.</u>	<u>Zoning Ordinance Section/Standard</u>	<u>Location</u>	<u>Allowed Minimum Front Yard Setback</u>	<u>Proposed Minimum Front Yard Setback</u>	<u>Variance Required</u>
1459	Ordinance 99, Article XX, Sec 20.1	15169 Northville	Fifty (50) Feet	Twelve (12) Feet	Thirty-eight (38) Feet

The applicant is requesting one variance:

- This application is in an IND zoning district. The applicant is requesting a variance in minimum front yard setback to build a 2-story addition to a commercial building. The ordinance allows a minimum of fifty (50) feet, the applicant is proposing a minimum twelve (12) feet, the applicant is requesting *a variance of thirty eight (38) feet in minimum front yard setback.*

Mr. James Capo, DeMattia Group, representing applicant Dhake Industries, addressed the Board and presented drawings of the property in question. The industrial building with a one-story office and plant area in back is on a triangular piece of property located between Hines Drive and Five Mile Road. Plans are to add a two-story office area. He indicated negotiations are underway with Wayne County for the vacation of the right-of-way for old Northville Road, which would result in an additional 33 feet being returned to Dhake Industries.

Mr. Capo also explained that a significant amount of the wild brush north of the building would be removed and extensive landscaping added to improve the appearance of the building and parking area. He also noted that the dumpster area will be moved from the front of the road to a new enclosure to be located at the back of the property

Robert and Victoria Cameron, 15143 Northville Road, expressed their concerns regarding the possibility of increased office space resulting in increased production which might further decrease the air quality in the area. They also made suggestions to replace trees on one side of the property to help filter paint smells from the plant.

Tanya and Tim Laughlin, 15119 Northville Road, had questions regarding the nature of the building and landscape improvements.

Mr. Sturdy explained that the scope of the Zoning Board of Appeals only extends to the request for the front yard setback variance before them. The current use appears to be lawful for an industrial zoned area and the proposed commercial office addition would not change that use. The building improvements will have to be made in keeping with the Zoning Ordinance and must be approved by the Building Department. Any air quality

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issues should be addressed directly with the owner and, if not successfully resolved, should be raised with the appropriate agency.

Mr. Sturdy also noted the exceptional nature of the applicant's triangular property layout bordered on the west by the C&O Railroad right-of-way and the immediate east by a "phantom" road to nowhere that long ago joined up at an unsignalled railroad grade crossing with a portion of Old Phoenix Road that was vacated long ago and is now part of the St. John's Golf Course. He indicated that it would not have been necessary for the applicant to appear before the Zoning Board if the road vacation currently underway had been completed.

Moved by Mr. Sturdy, supported by Mr. Jachym, to approve the 38 ft. front yard setback variance requested in Application 1459, DeMattia Group, for Dhake Industries at 15169 Northville Road, for the reasons that all findings required by the Zoning Ordinance for a variance in this situation have been established and the proposed improvements will substantially enhance the appearance of the area. Ayes all.

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

Chairman Levensgood adjourned the meeting at 6:35 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)-