

Revised AGENDA
CHARTER TOWNSHIP OF MILFORD
ZONING BOARD OF APPEALS

Wednesday
January 10, 2007
7:30 p.m.

Milford Civic Center
1100 Atlantic
Milford, Michigan

1. Call to Order
2. Pledge of Allegiance
3. Public Hearing
 - 06-013, All-Stars Preschool, 16-05-102-002, Ordinance #156 Sec. **19-184(7) (b)** requires minimum site size of 3 acres, **2.34** acres is provided, **19-184(7) (c)** requires a 75' minimum setback to property lines approximately 56' and 69' are provided. **19-184(7) (f)** requires that the outdoor play area be no closer than 50' to property lines 1' is provided. **19-184 (7) (f)** requires a greenbelt be planted between play area and property line, no greenbelt is planned. Finally, **19-184(7) (a)** requires primary means of egress directly on a major thoroughfare, a Honeywell Lake Road access is planned.
4. New Business
 - 06-013, All-Stars Preschool, 16-05-102-002
 - Approval of 2007 Meeting Dates
 - Nominations of Members
5. Approval of Minutes, November 8, 2006
6. Board Members' Remarks
7. Call to the Public
8. Adjournment

NOTICE

The Charter Township of Milford Zoning Board of Appeals

Due to the lack of an agenda the Charter Township of Milford Zoning Board of Appeals will not conduct the **Wednesday, February 14, 2007** scheduled meeting.

CHARTER TOWNSHIP OF MILFORD
ZONING BOARD OF APPEAL

Wednesday
March 14, 2007
7:30 p.m.

Milford Civic Center
1100 Atlantic
Milford, Michigan

1. Call to Order
2. Pledge of Allegiance
3. Public Hearing
 - V-06-013, All-Stars Preschool, 16-05-102-002, Ordinance #156 Sec. **19-184(7) (b)** requires minimum site size of 3 acres, 2.34 acres is provided, **19-184(7) (c)** requires a 75' minimum setback to property lines approximately 56' and 69' are provided. **19-184(7) (f)** requires that the outdoor play area be no closer than 50' to property lines 1' is provided. **19-184 (7) (f)** requires a greenbelt be planted between play area and property line, no greenbelt is planned. Finally, **19-184(7) (a)** requires primary means of egress directly on a major thoroughfare, a Honeywell Lake Road access is planned.
4. New Business
 - V-06-013, All-Stars Preschool, 16-05-102-002
5. Public Hearing
 - V-07-001, Commerce Construction, 16-25-100-063, Ordinance #156 Sec. **19-470 (13)** Which requires a 150' setback to fuel tank storage from property lines. Applicant provides 104.3'.
6. New Business
 - V- 07-001, Commerce Construction, 16-25-100-063
7. Public Hearing
 - V-07-002, Veterinary Care Specialist, 16-03-100-007, Ordinance #156 Sec. **19-79(g)(9)** that requires monument signs setback 10' from the planned road right of way and the height of said signs reflect the setback standards within the ordinance. Applicant proposes an approximate 7.5' sign within the planned road right of way.
8. New Business
 - V-07-002, Veterinary Care Specialist, 16-03-100-007
9. Public Hearing
 - V-07-003, DANIEL RANDAZZO, 16-35-451-023, Ordinance #156 Sec. **19-80 (2) (b)** does not permit fencing located in a front yard or fencing having barbed wire. Applicant proposes front yard security fencing. In addition **19-470 (7) (e)** requires that the outdoor storage be screened and a greenbelt be planted. The proposed site seeks relief from the required landscaping and the height of the screen wall fencing required.
10. New Business
 - o V-07-003, DANIEL RANDAZZO, 16-35-451-023
11. Approval of Minutes, January 10, 2006
12. Board Members' Remarks
13. Call to the Public
14. Adjournment

CHARTER TOWNSHIP OF MILFORD
ZONING BOARD OF APPEAL

Wednesday
April 11, 2007
7:30 p.m.

Milford Civic Center
1100 Atlantic
Milford, Michigan

1. Call to Order
2. Pledge of Allegiance
3. Unfinished Business
 - V-06-013, All-Stars Preschool, 16-05-102-002, Ordinance #156 Sec. **19-184(7) (b)** requires minimum site size of 3 acres, 2.34 acres is provided, **19-184(7) (c)** requires a 75' minimum setback to property lines approximately 56' and 69' are provided. **19-184(7) (f)** requires that the outdoor play area be no closer than 50' to property lines 1' is provided. **19-184 (7) (f)** requires a greenbelt be planted between play area and property line, no greenbelt is planned. Finally, **19-184(7) (a)** requires primary means of egress directly on a major thoroughfare, a Honeywell Lake Road access is planned.
4. Public Hearing
 - V-07-004, Diamond G. Ferraiuolo, 16-24-200-015, Ordinance #156 Sec. **19-129 (2)** an existing non-conforming accessory building is planned to be reconstructed on its existing foundation. Ordinance requires reconstruction to be in conformity with Zoning Provisions.
5. New Business
 - V-07-004, Diamond G. Ferraiuolo, 16-24-200-015
6. Approval of Minutes, March 14, 2006
7. Board Members' Remarks
8. Call to the Public
9. Adjournment

CHARTER TOWNSHIP OF MILFORD
ZONING BOARD OF APPEAL

Wednesday
May 9, 2007
7:30 p.m.

Milford Civic Center
1100 Atlantic
Milford, Michigan

1. Call to Order
2. Pledge of Allegiance
3. Public Hearing
 - **V-07-005**, Mark Garmo/Outdoor Accents, 16-25-100-041, Ordinance #156 Sec. **19-470 (7) e**. Required conditions open storage: Which requires that all open storage be screened from all horizontal lines of sight from neighboring properties. Applicant seeks relief from the required greenbelts at the western and southern boundaries of the property.
4. New Business
 - V-07-005, Mark Garmo/Outdoor Accents, 16-25-100-041
5. Public Hearing
 - **V-07-007**, Wayne & Martha Watson, 16-24-301-025, Ordinance #156 Sec. **19-80 (2) b**. Fences: Requires that front yard fencing abutting the road right-of-way be of an ornamental nature, applicant purposes a privacy fence.
6. New Business
 - V-07-007, Wayne & Martha Watson, 16-24-301-025
7. Approval of Minutes, April 11, 2007
8. Board Members' Remarks
9. Call to the Public
10. Adjournment

CHARTER TOWNSHIP OF MILFORD
ZONING BOARD OF APPEAL

Wednesday
June 13, 2007
7:30 p.m.

Milford Civic Center
1100 Atlantic
Milford, Michigan

1. Call to Order
2. Pledge of Allegiance
3. Planning Liaison Report
4. Township Board Liaison Report
5. Public Hearing
 - **V-07-006, Troy Hewitt, 16-14-101-020**, Ordinance #156 Sec. 19-129(1) Non-Conforming Structures. Applicant purposes to enlarge an existing non-conforming accessory building contrary to the zoning requirements.
6. New Business
 - **V-07-006, Troy Hewitt, 16-14-101-020**
7. Public Hearing
 - **V-07-008, Barbara Kelly, 16-16-276-019**, Ordinance #156 Sec. 19-69(5) Accessory Buildings. Ordinance requires that accessory buildings used for the keeping and raising of horses be located 100' from the principle building. Applicant requests a 73.5' variance allowing the accessory building to be approximately 26.5' from the residence.
8. New Business
 - **V-07-008, Barbara Kelly, 16-16-276-019**
9. Public Hearing
 - **V-07-009, Door Doctor, 16-35-351-007**, Ordinance #156 Sec. 19-79(g)(9) Sign Height and Placement Regulations. Ordinance requires a 10' minimum setback from the road right of way for the placement of a monument sign the purposed sign is with in the Pontiac Trail future right of way.
10. New Business
 - **V-07-009, Door Doctor, 16-35-351-007**,
11. Approval of Minutes, May 9, 2007
12. Board Members' Remarks
13. Call to the Public
14. Adjournment

CHARTER TOWNSHIP OF MILFORD
ZONING BOARD OF APPEAL

Wednesday
July 11, 2007
7:30 p.m.

Milford Civic Center
1100 Atlantic
Milford, Michigan

1. Call to Order
2. Pledge of Allegiance
3. Planning Liaison Report
4. Township Board Liaison Report
5. Public Hearing
 - **V-07-011, Beverly Melone, 16-02-200-039**, Ordinance #156 **Sec.19-207 (2)** Permitted Principal Uses in R-1-S Suburban Residential Zoning, Home Occupations. Applicant is requesting relief from the Home Occupation conditions which require no outdoor storage, no commercial vehicle delivery of materials and the employment of anyone other than the dwelling occupants.
6. New Business
 - **V-07-011, Beverly Melone, 16-02-200-039**
7. Public Hearing
 - **V-07-012, David Swan, 16-11-401-031**, Ordinance #156 **Sec.19-129(1) Non-conforming Structures**. Ordinance does not permit the enlargement of existing non-conforming structures. Applicant purposes an expansion of an existing garage.
8. New Business
 - **V-07-012, David Swan, 16-11-401-031**
9. Unfinished Business
 - **V-07-008, Barbara Kelly, 16-16-276-019**
10. Approval of Minutes, June 13, 2007
11. Board Members' Remarks
12. Call to the Public
13. Adjournment

CHARTER TOWNSHIP OF MILFORD
ZONING BOARD OF APPEAL

Wednesday
August 8, 2007
7:30 p.m.

Milford Civic Center
1100 Atlantic
Milford, Michigan

1. Call to Order
2. Pledge of Allegiance
3. Planning Liaison Report
4. Township Board Liaison Report
5. New Business
 - Discussion and Interpretation of Deck Placement
16-28-401-021, 3824 S Shoreline Dr.
6. Approval of Minutes, July 11, 2007
7. Board Members' Remarks
8. Call to the Public
9. Adjournment

CHARTER TOWNSHIP OF MILFORD
ZONING BOARD OF APPEAL

Wednesday
September 12, 2007
7:30 p.m.

Milford Civic Center
1100 Atlantic
Milford, Michigan

1. Call to Order
2. Pledge of Allegiance
3. Planning Liaison Report
4. Township Board Liaison Report
5. PUBLIC HEARING
 - **V-07-013, Carriage Town Sunrooms** on behalf of Chris & Tina Huffman, **16-05-328-009**, Ordinance #156 **Sec.19-526 Table A Schedule of Regulations**. R-1 Zoning Requires a 30' front yard setback. Approximately 21' is provided to construct an addition.
6. NEW BUSINESS
 - **V-07-013, Carriage Town Sunrooms, 16-05-328-009,**
7. PUBLIC HEARING
 - **V-07-014, David & Sandra Werstine, 16-14-101-033**, Ordinance #156 **Sec.19-69 (3)** does not permit the erection of any accessory building in a front yard. Applicant proposes a detached garage in the front yard.
8. NEW BUSINESS
 - **V-07-014, David & Sandra Werstine, 16-14-101-033**
9. PUBLIC HEARING
 - **V-07-015, Parkside Builder Inc.,** on behalf of George Baker, **16-14-300-031**, Ordinance #156 **Sec.19-69 (3)** does not permit the erection of any accessory building in a front yard. Applicant proposes a detached garage in the front yard.
10. NEW BUSINESS
 - **V-07-015, Parkside Builder Inc., 16-14-300-031**
11. Approval of Minutes, August 8, 2007
12. Board Members' Remarks
13. Call to the Public
14. Adjournment

CHARTER TOWNSHIP OF MILFORD
ZONING BOARD OF APPEAL

Wednesday
October 10, 2007
7:30 p.m.

Milford Civic Center
1100 Atlantic
Milford, Michigan

1. Call to Order
2. Pledge of Allegiance
3. Planning Liaison Report
4. Township Board Liaison Report
5. PUBLIC HEARING
 - **V-07-016, Rothwell Stickley , 16-19-400-030**, Ordinance #156 **Sec.19-69 (10)**
 - b.** The setback of an accessory building located in the front yard shall be one half the setback of the main house. The proposed barn lacks the required front setback for R-1-R Zoning District.
6. NEW BUSINESS
 - **V-07-016, Rothwell Stickley , 16-19-400-030**, Ordinance #156 **Sec.19-69 (10)**
 - b.** The setback of an accessory building located in the front yard shall be one half the setback of the main house. The proposed barn lacks the required front setback for R-1-R Zoning District.
7. UNFINISHED BUSINESS
 - **V-07-007**, Wayne & Martha Watson, 16-24-301-025
8. Approval of Minutes, September 12, 2007
9. Board Members' Remarks
10. Call to the Public
11. Adjournment

CHARTER TOWNSHIP OF MILFORD
ZONING BOARD OF APPEAL

Wednesday
November 14, 2007
7:30 p.m.

Milford Civic Center
1100 Atlantic
Milford, Michigan

1. Call to Order
2. Pledge of Allegiance
3. Planning Liaison Report
4. Township Board Liaison Report
5. PUBLIC HEARING
 - **V-07-017, Tim & Cindy Dumka, L -16-36-227-006, Ordinance #156 Sec. 19-99 (1) Trash Containers.** Ordinance requires that trash containers not conflict with the use of off-street parking area. Applicant proposes dumpster in the required front parking area.
6. NEW BUSINESS
 - **V-07-017, Tim & Cindy Dumka, L -16-36-227-006**
7. PUBLIC HEARING
 - **V-07-018, Milford Assembly of God/ Euko Designs Inc., L -16-05-301-033, Ordinance #156 Sec.19-79 Signs (d)(8), (h)(3) a.b.** Ordinance requires that no running circulatory lights or messages are permitted in signs. In addition exceeds maximum sign area and height permitted in a residential zoning district.
8. NEW BUSINESS
 - **V-07-018, Milford Assembly of God/ Euko Designs Inc., L -16-05-301-033**
9. PUBLIC HEARING
 - **V-07-019, Rothwell Stickley, L -16-19-400-030, Ordinance #156 Sec.19-69 (10) b.** Accessory buildings in R-1-R zoning district are required to be half the setback of the main house. The proposal is not half the setback distance to construct a garage.
10. NEW BUSINESS
 - **V-07-019, Rothwell Stickley, L -16-19-400-030**
 - Approval of 2008 Zoning Board of Appeals Meeting Dates
11. Approval of Minutes, October 10, 2007
12. Board Members' Remarks
13. Call to the Public
14. Adjournment

CHARTER TOWNSHIP OF MILFORD
ZONING BOARD OF APPEAL

Wednesday
December 12th, 2007
7:30 p.m.

Milford Civic Center
1100 Atlantic
Milford, Michigan

1. Call to Order
2. Pledge of Allegiance
3. Planning Liaison Report
4. Township Board Liaison Report
5. PUBLIC HEARING
 - **V-07-020, Scott and Ann Leonard, L -16-01-226-013**, Ordinance #156 **Sec.19-69 (3) Accessory Building.** R-1-S zoning district does not permit the placement of an accessory structure in the front yard of a corner lot.
6. NEW BUSINESS
 - **V-07-020, Scott and Ann Leonard, L -16-01-226-013**
7. Unfinished Business
 - **V-07-017, Tim & Cindy Dumka, L -16-36-227-006**, Ordinance #156 **Sec. 19-99 (1) Trash Containers.** Ordinance requires that trash containers not conflict with the use of off-street parking area. Applicant proposes dumpster in the required front parking area.
8. Approval of Variance Application
9. Approval of Minutes, November 14, 2007
10. Board Members' Remarks
11. Call to the Public
12. Adjournment