

**Lyon Township  
Zoning Board of Appeals  
Agenda**

**Monday, September 18, 2017  
7:00 p.m.**

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**Call to Order**

**Pledge of Allegiance**

**Roll Call:** \_\_\_ Barber \_\_\_ Blades \_\_\_ Erwin \_\_\_ Raney \_\_\_ Towne  
\_\_\_ Fransway (alternate) \_\_\_ Qarana (alternate)

**Approval of Minutes:** August 21, 2017

**PUBLIC HEARINGS:**

- 1. Don and Maria Parvu, 24315 Douglas Drive, South Lyon, MI 48178. Sidwell #21-21-300-041.** Applicant requests a variance from Section 18.01-A of the Zoning Ordinance, which requires a principal building to be established prior to construction of an accessory building. Applicant requests to build a pole barn prior to rebuilding their home that was destroyed by fire.
- 2. Derrick B. Oxender, 405 Little Lake Drive, Suite B, Ann Arbor, MI 48103. Sidwell #21-32-100-048. Property located at 22180 Pontiac Trail.** Applicant requests a variance from the following sections of the Zoning Ordinance:
  - a. Section 12.12-A-1, which requires dumpsters to be located in the rear yard. This is a corner lot with two front yards. A dumpster is proposed to be located in the Russell Lane front yard.
  - b. Section 36.02 (Schedule of Regulations), which requires a 75' front yard setback in the B-2 (Community Business) District. A 0' setback for the dumpster is proposed. Therefore, a 75' variance is being requested.
  - c. Section 14.01-B-1, which requires a 20' front yard setback for off-street parking. A 15' setback from Russell Lane is proposed. Therefore, a 5' variance is being requested.
- 3. Cunningham-Limp Company, 28970 Cabot Drive, Suite 100, Novi, MI 48377. Sidwell #21-03-402-028. Property located at 30160 Lyon Industrial Court (SW North America).** Applicant requests variances from the following sections of the Zoning Ordinance:
  - a. Section 16.08-C-2, which requires the total area of a wall sign to not exceed 48 square feet. A wall sign measuring 150 square feet is proposed for the west side of the building. Therefore, a variance of 102 square feet is being requested.
  - b. Section 16.08-C-2, which requires the total area of a wall sign to not exceed 48 square feet. A wall sign measuring 150 square feet is proposed for the south side of the building. Therefore, a variance of 102 square feet is being requested.

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**Note:** Anyone planning to attend the meeting (located at 58000 Grand River Avenue, New Hudson, MI 48165) who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the Planning Department (248-437-2240) 48 hours prior to the meeting. Our staff will be pleased to make necessary arrangements.

4. **Valentino Palushaj – Palushaj Holdings, LLC (Lyon Grill), 20889 Pontiac Trail, South Lyon, MI 48178. Sidwell #21-31-400-018.** Applicant requests variances from the following sections of the Zoning Ordinance:
- a. Section 36.02 (Schedule of Regulations), which requires a maximum lot coverage of 60% in the B-2 (Community Business District). 66.2% coverage is proposed. Therefore, a 6.2% (equal to 4,146 square feet) variance is being requested.
  - b. Section 36.02 (Schedule of Regulations), which requires a minimum side yard setback of 20'. A 3.4' setback is proposed on the left (south) side. Therefore, a 16.6' variance is being requested.
  - c. Section 36.02 (Schedule of Regulations), which requires a minimum front yard setback of 40'. A front setback of 21.6' is being proposed. Therefore, an 18.4' variance is being requested.
  - d. Section 36.02 (Schedule of Regulations), which requires a side yard setback for parking to be 10'. A setback of 1.5' is proposed on both sides. Therefore, two variances of 8.5' each are being requested.
  - e. Section 19.02-X-9-f, which requires outdoor seating to comply with the setback requirements for the principal building. A minimum front yard setback of 40' is required, and the proposed setback for the outdoor patio is 11.5'. Therefore, a variance of 28.5' is being requested.

#### **Adjournment**

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