



# DEXTER TOWNSHIP

## ZONING BOARD OF APPEALS

6880 DEXTER-PINCKNEY ROAD  
DEXTER, MI 48130

TELEPHONE: 734-426-3767  
FAX: 734-426-3833

WWW.DEXTERTOWNSHIPMI.GOV

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CHAIRPERSON

BETH FILIP  
VICE CHAIRPERSON

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SECRETARY

KATHY BRADBURY  
SHAUN SMITH

DON DARNELL, *ALT.*  
AARON WORSHAM, *ALT.*

JANIS MILLER  
RECORDING SECRETARY

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### REGULAR MEETING OF THE ZONING BOARD OF APPEALS

Tuesday October 7, 2025

Members present: Chairperson Brook Smith, Vice-Chairperson Beth Filip, Secretary Peter Maier, Shaun Smith, and Kathy Bradbury. Absent: None.

Also present: Fletcher Reyher, Director of Planning and Zoning; and Janis Miller, Recording Secretary.

- 1. Call to Order:** Chairperson Smith called the meeting to order at 6:00 PM.
- 2. Pledge of Allegiance:** Recited by all.
- 3. Approval of Agenda:** With no additions or corrections, Chairperson Smith deemed the agenda approved as presented.
- 4. Approval of Minutes:**  
**Motion by Filip, supported by Maier, to approve the June 3, 2025 minutes as presented.**  
**Voice vote. Motion approved 5-0.**
- 5. Public Comment – Non-Agenda Items:** Opened 6:02 PM. No public comments.
- 6. Action Item:**

#### Item #1

#### **(25-ZBA-005) Randy Raiford, Dexter Builders on behalf of owners Mike and Kathleen Dorsey, 7511 Noahs Landing, Gregory**

**VariANCES:** Construction of a one-story residential addition and an enclosed porch.

- Request for variance from Section 7.02 Required Waterbody Setback
- Request for variance from Section 7.07(3) Required Front Yard Setback
- Request for variance from Section 16.34 Waterbody Setbacks

#### **A. Conflict of Interest/Ex-parte Contact Review:**

No conflicts of interest.

#### **B. Staff Presentation and Questions from ZBA members:**

These are two contiguous lots under the same ownership. The north lot encompasses the residential home. Previous approved variances (to previous owner) were not implemented and have expired. Per Section 16.34 Waterbody Setbacks: *When there are two principal buildings on both adjacent lots, the waterbody setback shall be a*

*straight line drawn between the adjacent principal buildings.* The house as it currently sits projects into this straight line drawn between adjacent buildings.

**C. Petitioner Presentation and Questions from ZBA members:**

Randy Railford, Builder, said that the variances were needed so the Dorsey's could age in place when they move to this residence permanently. The front porch would need a ramp. The rear sunroom will be enclosed and the front porch will remain open. With the mechanicals moved to the first floor there will be a master suite downstairs. The roof over the entryway would be for safety and visual appeal. Due to the narrow setback from Noahs Landing (nonconforming 16' instead of the required 50') the vacant lot across the road could be used for extra parking.

**D. Public Comment:**

- i. letters and/or emails** – Several letters in the file in support of the renovation.
- ii. comments from public in attendance** – No public comments.

**E. Zoning Board of Appeals deliberations and Standards of Review:**

The house is awfully close to the road. Issue of location of grinder pump in driving area. Steps are needed to get up the grade to the porch entrance and would they protrude into the setback? Question on the high-water line. Question on the mortgage survey and need for a certified survey. The clients need to be more involved. Decisions cannot be made tonight as there is too much missing information. Randy said he could get a certified survey if this could be postponed.

**F. Motion by Zoning Board of Appeals:**

**Motion by Filip, supported by Smith, to table this applicant's variance requests to a later date as determined by DPZ Fletcher Reyher.**

**Amended motion: to table this applicant's variance requests to the December 2, 2025 ZBA meeting. All ayes. Motion carried.**

7. **Public Comment:** Opened 7:20 PM. No public comments.

8. **Concerns of ZBA Members, DPZ, and Recording Secretary:**

**Maier** - He would like a current/updated Zoning Ordinance.

9. **Adjournment**

With business completed, Chairperson Smith declared the meeting adjourned at 7:22 PM.

Respectfully submitted,

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Peter Maier, Secretary

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Janis Miller, Recording Secretary