



# DEXTER TOWNSHIP

## ZONING BOARD OF APPEALS

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BROOK SMITH  
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PETER MAIER  
SECRETARY

THOMAS EHMAN  
SHAUN SMITH

AARON WORSHAM, *ALT.*

JANIS MILLER  
RECORDING SECRETARY

### REGULAR MEETING OF THE ZONING BOARD OF APPEALS

**Tuesday March 3, 2026**

Members present: Chairperson Brook Smith, Vice-Chairperson Beth Filip, Secretary Peter Maier, Shaun Smith, and Thomas Ehman. 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 submitted.
4. **Approval of Minutes:**  
**Motion by Maier, supported by S. Smith, to approve the October 7, 2025, minutes as presented. Voice vote. Motion approved 5 4-0. (Ehman abstained as he was not present October 7<sup>th</sup>)**

5. **Public Comment – Non-Agenda Items:** Opened 6:01 PM. No public comments.

6. **Action Items:**

**Item #1; Election of Chair, Vice-Chair, and Secretary**

Motion by Ehman, supported by Maier, to maintain the current slate of officers for 2026: Chair Brook Smith, Vice-Chair Beth Filip, and Secretary Peter Maier.

All ayes. Motion carried.

**Item #2 (26-ZBA-001) SCM Builder, Sean Mason on behalf owner of Lee Ann Founier, 9122 McGregor Road, Gregory, MI.**

**Variances:** Demolition of the existing dwelling and accessory structure, and construction of a new two-story single-family residence with attached garage.

- a) Request for variance from Section 7.02 Required Side Yard Setback.
- b) Request for variance from Section 7.02 Required Building to Building Setback.

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

No conflicts of interest.

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

The existing home will be demolished and a new two-story single-family home constructed. This is an undersized property of 0.22 acres with ½ acre required for lake property. All residences in the area are classified Lake Residential. A majority of the driveway will be removed and made gravel. The proposed home encroaches into the side-yard. The problem with the building-to-building setback is the neighbor's carport which is 1.93 feet from the property line. The applicant is asking for two variances.

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

Builder Sean Mason: He has designed several house plans for this lot as he was working for a design that best fit his client's future needs. The furnace is located in the crawl space while the water softener will be in a closet by the front door. A closet on the second floor could be outfitted for the furnace.

ZBA Member questions: Soil composition and depth of crawl space for mechanicals. Stormwater management and maintaining runoff to the neighbor's property. A concern the grade of the property changing after the house is built.

**D. Public Comment:**

**i. letters and/or emails** – A letter received today was emailed to the ZBA Board.

**ii. comments from public in attendance**

Lisa DeBoer, 9136 McGregor Rd.

As the contiguous neighbor with the carport 1.93 feet from the property line, she stated that the proposed home would be the largest home on the river side of McGregor and would interfere with her privacy and views. She noted variances are not granted for people's needs and that this home could be constructed without variances.

Clark Slade, 9136 McGregor Rd.

His concern was the proposed two-story home would create shadows on his home, thereby increasing his heating bill. He thought the proposed home could be built within the requirement of the zoning ordinance.

Lee Fournier, petitioner

She reiterated that this is a non-conforming lot that narrows toward the road.

Clark Slade, 9136 McGregor, Road

He stated that all the homes along the lake were 2 to 3 feet from the property line and the fences were built down to the water.

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

Deliberations: There is no evidence that the house has to be this large/wide.

There doesn't seem to be a practical difficulty other than the neighbor's carport near the property line. Maybe the applicant would like to postpone until she can show the project meets the requirement of the Zoning Ordinance or hard data that the neighbor's have use of their property in a manner in which she does not have.

Applicant Lee Ann Fournier requests postponement of her variance requests.

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

Motion by Filip to postpone petition number 26 ZBA 001, to the next meeting on April 7<sup>th</sup>, for property located at 9122 McGregor Road, Pinckney, Michigan, 48169, Parcel ID D-04-01-480-013, for the requested variances for Section 7.02 required Side-yard setback and Section 7.02 required Building to Building setback. Motion seconded by S. Smith. All ayes. Motion carried.

7. **Public Comment:** Opened 6:51 PM. No public comment.

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

**DPZ Reyher** – He noted 1) The Board of Trustees has appointed a Master Plan Review Committee with the goal of identifying gaps in new land uses, and 2) The Huron River Watershed Council is concerned with fertilizer runoff and would like the township to consider an ordinance.

**Maier** – The DP recommendation in the board packets for each Standard of Review is a problem when defending the Zoning Board of Appeals.

**B. Smith** – While Fletchers input is appreciated, there needs to be a less ambiguous approach to his recommendations.

**S. Smith** – He offered a welcome to the newest member of the ZBA, Thomas Ehman.

9. **Adjournment**

With business completed, Chairperson Smith declared the meeting adjourned at 6:52 PM.

Respectfully submitted,

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Peter Maier, Secretary

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Janis Miller, Recording Secretary