



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
April 28, 2021 6:30 pm

Zoom meeting ID: 867 6651 8469
Zoom password: 5151

1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
 - A. April 14, 2021 Meeting Minutes
4. COMMUNICATIONS
5. UNFINISHED BUSINESS
6. NEW BUSINESS

A. ZBA CASE NO. 21-04-28-1 (Allied Signs, Inc.), 33650 Giftos, Clinton Township, MI, 48035

DESCRIPTION: 2090 Grand River Avenue
TAX PARCEL: 21-226-003
ZONING DISTRICT: C-2 (Commercial)

The applicant is requesting a variance from the following section of the Code of Ordinances:

- Section 86-687(3)(c), Wall signs. In the case of multitenant structures, one wall sign shall be permitted for each tenant having an individual means of public access up to a size equivalent to one square foot for each one lineal foot of building frontage occupied.

Allied Signs, Inc., is requesting a variance to install a second wall sign.

7. OTHER BUSINESS
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT

Variance requests may be subject to change or alteration upon review of request during preparation of the staff memorandum. Therefore, Sections of the Code of Ordinances are subject to change. Changes will be noted during public hearing meeting.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Assistant Planner Justin Quagliata, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4580 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS REGULAR MEETING MINUTES *DRAFT*
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, APRIL 14, 2021
TOWN HALL ROOM**

PRESENT: Chair Mansour, Members Field-Foster, Hendrickson, Kulhanek, Opsommer

ABSENT: None

STAFF: Community Planning and Development Director Kieselbach; Assistant Planner Keith Chapman

1. CALL MEETING TO ORDER

Chair Mansour called the meeting to order at 6:31 p.m.

2. APPROVAL OF AGENDA

MEMBER HENDRICKSON MOVED TO APPROVE THE AGENDA AS SUBMITTED.

SECONDED BY MEMBER OPSOMMER

ROLE CALL TO VOTE:

YEAS: Members Hendrickson, Field-Foster, Opsommer, Kulhanek, Chair Mansour

NAYS: None

Motion carried: 5-0

3. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

A. March 10, 2021 Meeting Minutes

MEMBER FIELD-FOSTER MOVED TO APPROVE THE MINUTES FROM WEDNESDAY, MARCH 10, 2021 AS SUBMITTED.

SECONDED BY MEMBER KULHANEK.

ROLE CALL TO VOTE:

YEAS: Members Hendrickson, Field-Foster, Opsommer, Kulhanek, Chair Mansour

NAYS: None

Motion carried: 5-0

4. COMMUNICATIONS

A. M. Charlotte Stafford & George Bubolz III 5896 Shaw Street, in support of RE: ZBA #21-04-14-1

B. Doug and Pam Wingler, 5892 Shaw Street, in support of RE: #21-04-14-1

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

A. ZBA CASE NO. 21-04-14-1 (Fillion), 5926 Shaw Street, Haslett, MI, 48840

DESCRIPTION: 5926 Shaw Street

TAX PARCEL: 10-279-004

ZONING DISTRICT: RN (Village of Nemoka, Mixed Residential), Lake Lansing Overlay

The applicant is requesting variances from the following sections of the Code of Ordinances:

- Section 86-618(1) - which states nonconforming single-family structures may be altered, expanded, or modernized without prior approval of the zoning board of appeals, provided, that such alteration or extension shall not increase the area, height, bulk, use, or extent of the structure and shall satisfy all other applicable site development regulations.
- Section 86-442(f)(9)(b) – which states a driveway shall not occupy more than 35% of the total area of the front yard for residential lots 65 feet or greater in width at the street line.

Rebecca Fillion, the applicant, is requesting a variance to construct a garage and second story addition on an existing nonconforming single family home and to bring the existing driveway into compliance.

Assistant Planner Chapman outlined the case for discussion.

Chair Mansour asked the applicant or the applicant's representative if they would like to address the Zoning Board of Appeals (ZBA).

Rebecca Fillion, 5926 Shaw Street, Haslett, stated she was present to answer questions.

Member Field-Foster asked how a structure can be expanded and not increase the extent of the structure.

Director Kieselbach stated the Zoning Ordinance requires the review and approval of the Zoning Board of Appeals when structural alterations increase the extent of the nonconformity.

Member Field-Foster asked if the variance request could be separated into two parts.

Director Kieselbach replied yes.

Member Field-Foster asked what the consequence would be if the variance for the driveway was not granted.

Director Kieselbach replied the overall size of the driveway would need to be reduced to meet the 35% coverage.

Member Field-Foster asked if the applicant would be financially responsible to bring the driveway into compliance.

Director Kieselbach replied yes.

Member Hendrickson asked if there were other nonconformities for the property other than the driveway and front yard setback.

Director Kieselbach replied when the site was reviewed, there were no other nonconformities noted.

Member Hendrickson asked if the ZBA granted the variance for the driveway and front yard setback, could the applicant build the second story as it would be in compliance.

Director Kieselbach stated it was assumed the building inspector had made a mistake issuing the permit for the carport as it did not meet the front yard setback. The carport was determined to be nonconforming. If the ZBA granted a setback variance then the structure would be in compliance and the second story could be constructed.

Member Hendrickson asked the applicant why the large driveway is necessary for the property.

Ms. Fillion stated the existing driveway was in place when she purchased the property and assumed the previous owner constructed it to match with the front of the house.

Member Hendrickson asked the applicant if the driveway needed to remain in its current size.

Ms. Fillion replied yes, as it is in keeping with the existing house.

Chair Mansour asked to confirm when the carport was constructed in 1967 it should have had a variance.

Director Kieselbach replied yes.

Chair Mansour asked how long the applicant had owned the property.

Ms. Fillion replied 8-9 years.

Chair Mansour stated the driveway has been in place for a number of years and the cost to remove any portion of it would be expensive for the applicant and it would be beyond the minimum action.

Chair Mansour asked why the applicant is now seeking to enclose the carport and construct a second story.

Ms. Fillion replied she would like to feel more secure in her home. She plans to retain the house as her residence and needed the additional bedrooms and living space.

Member Hendrickson stated he struggles with keeping the structure nonconforming. If the front yard setback is granted, then building the second story would be allowed.

Chair Mansour stated she would like to go through the review criteria for the driveway - Section 86-442(f)(9)(b) – which states a driveway shall not occupy more than 35% of the total area of the front yard for residential lots 65 feet or greater in width at the street line.

Chair Mansour read review criteria one from Section 86-221 of the Code of Ordinances which states unique circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district. Chair Mansour stated the driveway aligns with the carport and was not installed by the current property owner.

Chair Mansour read review criteria two which states these special circumstances are not self-created. Chair Mansour stated the circumstances were not self-created.

Chair Mansour read review criteria three which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties. Chair Mansour stated the practical difficulty is if the applicant is required to bring the property into compliance, it would mean removing a portion of the existing driveway.

Chair Mansour read review criteria four which states that the alleged practical difficulties which will result from a failure to grant the variance would unreasonably prevent the owner from using the property for a permitted purpose. Chair Mansour stated it is unreasonable to ask an applicant to remove a portion of the driveway that is already existing. The applicant did not have prior knowledge that it was not in compliance.

Chair Mansour read review criteria five which states granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice. Chair Mansour stated the variance was the minimum action.

Chair Mansour read review criteria six which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property. Chair Mansour stated the driveway has been existence for over nine years and it does not affect the adjacent property owners.

Chair Mansour read review criteria seven which states the conditions pertaining to the land or structure are not as general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable. Chair Mansour stated this was a unique situation.

Chair Mansour read review criteria eight which states granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter. Chair Mansour stated this is a unique circumstance. The driveway aligns with the existing carport and is within the purposes of the Zoning Ordinance.

MEMBER HENDRICKSON MOVED TO APPROVE A VARIANCE OF 7.4% FROM SECTION 86-442(f)(9)(b) FOR A TOTAL OF 42.4% FOR ZBA CASE NO. 21-04-14-1 (Fillion), 5926 Shaw Street, Haslett, MI, 48840

SECONDED BY MEMBER OPSOMMER

ROLE CALL TO VOTE:

YEAS: Members Hendrickson, Field-Foster Opsommer, Kulhanek, Chair Mansour

NAYS: None

Motion carried: 5-0

Director Kieselbach stated the setback in the Lake Lansing Overlay District is Section 86-442(f) (5)(a) front yard setbacks shall not be less 20 feet from the street line.

Chair Mansour read review criteria one from Section 86-221 of the Code of Ordinances which states unique circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district. Chair Mansour stated the location of the structure was a unique circumstance.

Chair Mansour read review criteria two which states these special circumstances are not self-created. Chair Mansour stated the circumstances were not self-created.

Chair Mansour read review criteria three which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties. Chair Mansour stated by enforcing the setback, it would prevent the owner from using the property. Any action would require a variance because of the location of the structure and thereby resulting in practical difficulties.

Chair Mansour read review criteria four which states that the alleged practical difficulties which will result from a failure to grant the variance would unreasonably prevent the owner from using the property for a permitted purpose. Chair Mansour stated this criteria was met.

Chair Mansour read review criteria five which states granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice. Chair Mansour stated this was the minimum action.

Chair Mansour read review criteria six which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property. Chair Mansour stated the neighbors supported the request and the improvements will benefit the essential character of the neighborhood.

Chair Mansour read review criteria seven which states the conditions pertaining to the land or structure are not as general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable. Chair Mansour stated this was a unique situation and not general or recurrent.

Chair Mansour read review criteria eight which states granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter. Chair Mansour stated the request was within the intent of the Zoning Ordinance and consistent with public interest.

MEMBER OPSOMMER MOVED TO GRANT A VARIANCE FROM SECTION 86-442(f) (5)(a) FOR THE FRONT YARD SETBACK OF 7.2 FEET FOR ZBA CASE NO. 21-04-14-1 (Fillion), 5926 Shaw Street, Haslett, MI, 48840

SECONDED BY MEMBER HENDRICKSON

Member Opsommer stated a number of the residences around Lake Lansing do not have any front yards and asked if these residences predate the Overlay District.

Director Kieselbach stated a majority of the residences predate the Overlay District. The setback from local streets was 25 feet but with the Overlay District, it was reduced to 20 feet.

Member Opsommer stated the Planning Commission and Township Board may need to look at this situation because the residences that pre-date the Overlay District are nonconforming.

Chair Mansour stated the ZBA has heard a few of these setback variance requests and as these residences get older, she anticipates there will be more requests and this issue may need to be addressed.

ROLE CALL TO VOTE:

YEAS: Members Hendrickson, Field-Foster Opsommer, Kulhanek, Chair Mansour

NAYS: None

Motion carried: 5-0

7. OTHER BUSINESS

None

8. PUBLIC REMARKS

Chair Mansour opened and closed the floor for public remarks.

9. MEMBER COMMENTS

Member Hendrickson stated they are expecting their second child soon and asked for an alternate for the next few meetings. The members extended congratulations.

10. ADJOURNMENT

Meeting adjourned at 7:33 pm.

Respectfully Submitted.

Robin Faust, Administrative Assistant II



To: Zoning Board of Appeals
From: Keith Chapman, Assistant Planner
Date: April 23, 2021
Re: ZBA Case No. 21-04-28-1 (Allied Signs. Inc.)

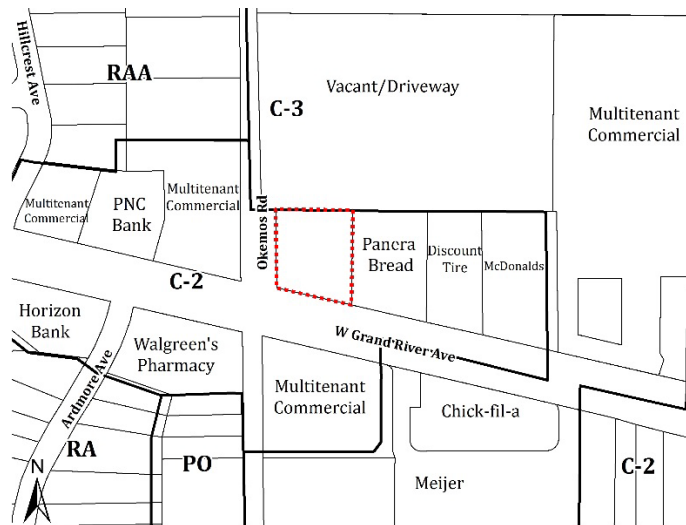
ZBA CASE NO.: 21-04-28-1 (Allied Signs, Inc.), 33650 Giftos, Clinton Township, MI 48035
LOCATION: 2090 Grand River Avenue
PARCEL ID: 21-226-003
ZONING DISTRICT: C-2 (Commercial)

The applicant is requesting a variance from the following section of the Code of Ordinances:

- Section 86-687(3)(c), Wall signs. In the case of multitenant structures, one wall sign shall be permitted for each tenant having an individual means of public access up to a size equivalent to one square foot for each one lineal foot of building frontage occupied.

Allied Signs, Inc., the applicant, is requesting a variance to install a second wall sign at 2090 Grand River Avenue. The 0.963 acre subject property is zoned C-2 (Commercial) and is located at the northeast corner of Grand River Avenue and Okemos Road. The 7,500 square foot multitenant commercial building has three tenants. The proposed wall sign is for Athletico Physical Therapy which occupies the easternmost tenant space of the building. Access to the space is located on the south side of the building.

LOCATION MAP



ZBA Case No. 21-04-28-1 (Allied Signs, Inc.)
Zoning Board of Appeals (April 28, 2021)
Page 2

Per the Township's zoning ordinance, a multitenant building is permitted one (1) wall sign for each tenant having an individual means of public access and building frontage on a public street. The size of the wall sign is equivalent to one square foot for each one linear foot of building frontage occupied.

The 3,011 square foot tenant space for Athletico Physical Therapy has approximately 40 linear feet of frontage on Grand River Avenue, as measured from the dividing wall of the tenant space to the outside wall of the east building façade. Based on 40 linear feet of frontage, one 40 square foot wall sign is permitted. A sign permit was approved on September 28, 2020 to install the existing 28 square foot Athletico Physical Therapy sign on the south façade.

On the east façade, a second 28 square foot sign is proposed. This side of the building contains 77' 8" of linear length. However, the east façade of the building does not contain any frontage on a public street or a public entrance. The applicant is requesting a variance to install a second wall sign on the east side of the building that is not a front façade.

History

- A variance request was denied by the Zoning Board of Appeals under ZBA Case #14-08-27-1 to permit the installation of a wall sign on the west façade where there is no means of public access.
- According to Meridian Township Building department records the 7,500 square foot multitenant commercial building was constructed in 1981.

Attachments

1. Variance application, dated March 24, 2021 and received by the Township on March 29, 2021.
2. Zoning Board of Appeals Meeting Minutes from August 27, 2014 for ZBA #14-08-27-1
3. Location map

G:\COMMUN PLNG & DEV\PLNG\ZBA\2021 ZBA\ZBA 21-04-28\ZBA 21-04-28-1 (Allied Signs, LLC)\ZBA 21-04-28-1 staff report

ALLIED SIGNS INC.

- 1. Unique circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district.**

Our request for variance is based upon conditions and hardships that are unique to this property and are not applicable to other property within this zoning district.

- 2. These special circumstances are not self-created.**

Our request for variance is not self created but is based on hardships caused by surrounding properties and the need for proper business identification. Allowing this variance, we believe, leads to efficient and concise way finding and releases traffic congestion along Grand River.

- 3. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties.**

The practical difficulties is a lack of identification for traffic flowing West on Grand River.

- 4. That the alleged practical difficulties which will result from a failure to grant the variance would unreasonably prevent the owner from using the property for a permitted purpose.**

It won't prevent the owner from using the property for a permitted purpose but it will result in hardships due to the property cannot be properly identified outside which then causes lack of public way finding.

- 5. Granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety and provide substantial justice.**

Granting of the variance will carry out the spirit of the zoning ordinance as this is just a wall sign.

- 6. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.**

The granting of the variance will not adversely affect the surrounding properties because this is a business district and does not infringe on any residential area.

ALLIED SIGNS INC.

7. **The conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.**

No, the conditions pertaining to the land or structure are not general.

8. **Granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter.**

Granting of the variance will be consistent with public interest as the proposed is just a wall sign that provides proper way finding.



CLIENT |
 ATHLETICO PHYSICAL THERAPY
 PROJECT NAME |
 MAIN ID SIGNAGE

LOCATION |
 2090 W. GRAND RIVER, STE. C
 OKEMOS, MI
 JOB/TRACKING NUMBER |
 7040572

SWS WO CODE |
 F E
 V R
 C O
 P

DATE |
 03.19.20
 ARTIST |
 FK

REVISION DATE |

THIS DRAWING IS THE
 PROPERTY
 OF SOUTH WATER SIGNS.
 ALL RIGHTS OF
 REPRODUCTION
 ARE RESERVED BY
 SOUTH WATER SIGNS



CLIENT |
 ATHLETICO PHYSICAL THERAPY
 PROJECT NAME |
 MAIN ID SIGNAGE

LOCATION |
 2090 W. GRAND RIVER, STE. C
 OKEMOS, MI
 JOB/TRACKING NUMBER |
 7040572

SWS WO CODE |
 F E
 V R
 C O
 P

DATE |
 03.19.20
 ARTIST |
 FK

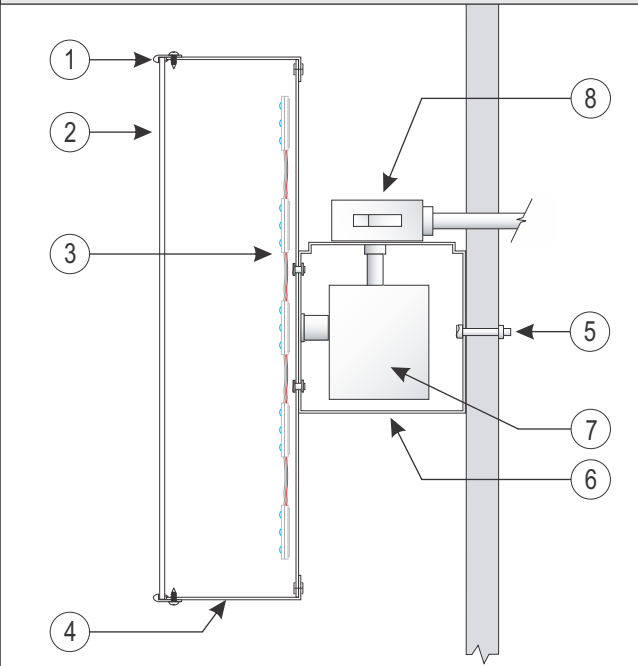
REVISION DATE |

THIS DRAWING IS THE PROPERTY OF SOUTH WATER SIGNS. ALL RIGHTS OF REPRODUCTION ARE RESERVED BY SOUTH WATER SIGNS



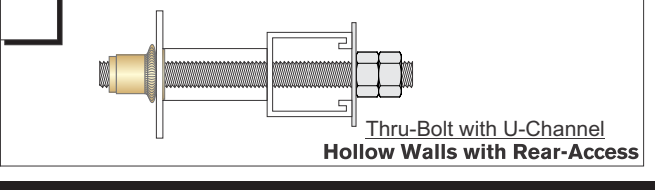
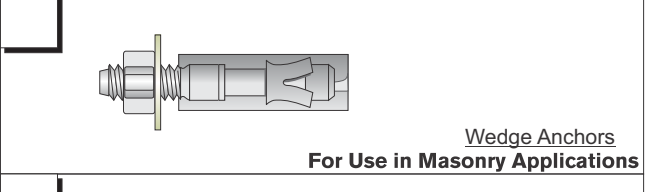
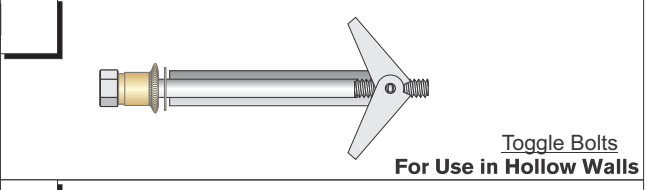
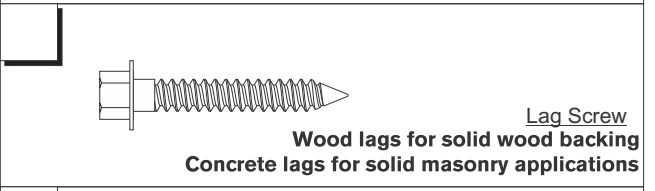
Part #	"A" Height	PT Height	Small Cap Height	PT Width	Overall Width	Overall Ht	Total SFT
APT-S-19-B-R	19	8.66	15.78	106.36	123.66	32.56	28.00

FACE-LIT CHANNEL LETTERING
LED ILLUMINATION - RACEWAY MOUNT



- 1) TRIM CAP W/ RETAINING SCREW
- 2) 3/16" PLEX FACE
- 3) LED ILLUMINATION (AGILIGHT / SLOAN / SYLVANIA)
- 4) ALUMINUM .063" BACKS / .040" RETURN
- 5) MOUNTING HARDWARE
- 6) EXTRUDED ALUMINUM RACEWAY
- 7) OSRAM POWER SUPPLIES / GENERAL LED / ADVANCE
- 8) DISCONNECT/TOGGLE SWITCH

General Notes
 120V/277V Class 2 Self Adjusting Power Supply
 60W 12V Single Phase, installed per NEC code book
 All wiring bonded and grounded



COLORS TO MATCH

- COIL: .040 BLUE
- FACES: #2447
- TRIMCAP: 1" WHITE
- RACEWAY: SW 7100 ARCADE WHITE
- VINYL: #52 AZURE BLUE
- RETURNS: .063 BLUE

FACE-LIT CHANNEL LETTERS
SCALE: NTS

LETTERS: FACE-ILLUMINATED ON RACEWAY

FACES: 3/16" ACRYLIC
 LOGO: VINYL DECALS IN RESPECTIVE COLORS AS SHOWN TRANSLUCENT VINYL
 TRIMCAP: 1" JEWELITE
 RETURNS: 5" DEEP ALUMINUM RETURNS
 ILLUMINATION: LED
 MOUNTING: RACEWAY MOUNTED; ALL CANS ATTACHED TO A COMMON EXTRUDED EASTERN METAL ALUMINUM RACEWAY, SIZE 4 1/2" X 4 1/2"



CLIENT ATHLETICO PHYSICAL THERAPY	LOCATION 2090 W. GRAND RIVER, STE. C OKEMOS, MI
PROJECT NAME MAIN ID SIGNAGE	JOB/TRACKING NUMBER 7040572

SWS WO CODE <input type="checkbox"/> F <input type="checkbox"/> E <input type="checkbox"/> V <input type="checkbox"/> R <input type="checkbox"/> C <input type="checkbox"/> O <input type="checkbox"/> P	DATE 03.19.20
REVISION DATE	ARTIST FK

REVISION DATE

THIS DRAWING IS THE PROPERTY OF SOUTH WATER SIGNS. ALL RIGHTS OF REPRODUCTION ARE RESERVED BY SOUTH WATER SIGNS

CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING MINUTES ***APPROVED***
5151 MARSH ROAD, OKEMOS MI 48864-1198
517.853.4000
WEDNESDAY, AUGUST 27, 2014

PRESENT: Members, Jackson, LeGoff, Deschaine (alt.), Hershiser, Chair Beauchine
ABSENT: Member Ohlrogge
STAFF: Rick Brown, Associate Planner
Martha Wyatt, Associate Planner, Landscape Architect

A. CALL MEETING TO ORDER

Chair Beauchine called the meeting to order at 6:30 p.m.

B. APPROVAL OF AGENDA

MEMBER HERSHISER MOVED TO APPROVE THE AGENDA AS WRITTEN

SECONDED BY MEMBER LEGOFF

VOICE VOTE: Motion carried unanimously.

C. CORRECTIONS, APPROVAL, & RATIFICATION OF MINUTES

Wednesday, August 6, 2014

MEMBER JACKSON MOVED TO APPROVE THE MINUTES AS WRITTEN

SECONDED BY MEMBER HERSHISER

VOICE VOTE: Motion carried unanimously.

Wednesday, August 13, 2014

MEMBER JACKSON MOVED TO APPROVE THE MINUTES AS WRITTEN

SECONDED BY MEMBER LEGOFF

Chair Beauchine asked to have item C struck from the minutes of August 13, 2014 as there were no minutes available at the meeting.

MEMBER JACKSON AMENDED HER MOTION TO APPROVE THE MINUTES OF AUGUST 13, 2014 AFTER REMOVAL OF ITEM C

AMENDED MOTION WAS SECONDED BY MEMBER LEGOFF

VOICE VOTE: Motion carries unanimously.

D. UNFINISHED BUSINESS

None

E. NEW BUSINESS

1. ZBA CASE NO. 14-08-27-1 NORTHERN SIGN COMPANY, INC., 101 E. WALTON, PONTIAC, MI 48340

DESCRIPTION: 2090 Grand River Avenue

TAX PARCEL: 21-226-003

ZONING DISTRICT: C-2 (Commercial)

The applicant is requesting a variance from the following section of the Code of Ordinances:

- Section 86-687(3)c., which states in the case of multitenant structures, one (1) wall sign shall be permitted for each tenant having an individual means of public access up to a size

equivalent to one (1) square foot for each one (1) lineal foot of building frontage occupied.

The applicant is requesting a variance to allow a wall sign in a multitenant building, on a side (west side) where there is no individual means of public access for Payless Shoe Source, at 2090 Grand River Avenue.

Ms. Wyatt outlined the case for discussion.

Mr. Craig Redner, Northern Sign Company, Inc., 101 E. Walton, Pontiac, MI 48340, the applicant, added if the sign was allowed as proposed it would be visible from both Grand River Avenue and Okemos Road.

Member Hershiser commented the variance does not meet the review criteria outlined in Section 86-221. He asked if other board members had different opinions.

Member Jackson asked staff if there was a pylon sign on the site.

Ms. Wyatt said there is a pylon sign on the site.

Chair Beauchine said there was not a compelling reason for the proposed sign to be larger than the existing sign.

Member Jackson asked staff if they knew why the sign ordinance was changed to exclude signs on walls without entrances in multi-tenant buildings.

Ms. Wyatt commented the change was part of an overhaul of the sign ordinances. She stated she was not aware of the specific reasons for the change.

MEMBER HERSHISER MOVED TO DENY THE VARINACE FROM SECTION86-687(3)c BECAUSE IT DOES NOT MEET THE REVIEW CRITERIA.

SECONDED BY MEMBER JACKSON

VOICE VOTE: YES: Member Hershiser, Jackson, LeGoff, Deschaine and Chair Beauchine
NO: None
Motion carries 5-0

2. ZBA CASE NO. 14-08-27-2 SIGNARAMA, 2189 W. GRAND RIVER AVENUE, OKEMOS, MI 48864
- | | |
|------------------|----------------------------|
| DESCRIPTION: | 2189 W. Grand River Avenue |
| TAX PARCEL: | 21-251-013 |
| ZONING DISTRICT: | C-2 (Commercial) |

The applicant is requesting variances from the following section of the Code of Ordinances:

- Section 86-687(4)g., which states the freestanding sign shall be located in the front yard with the leading edge at least ten feet back of the street right-of-way line.

Mr. Brown outlined this case for discussion.

Mr. Dale Kohlsmith, Signarama, 2189 W. Grand River Avenue, Okemos, MI 48864, the applicant, explained they would like to relocate the free standing sign to keep it from being struck by vehicles. He said the sign has been struck by several vehicles in the past. He commented the variance meets the review criteria outlined in Section 86-221 of the Code of Ordinances.

Member Hershiser asked if a peninsula could be extended into the parking lot to accommodate the proposed free standing sign.

Mr. Kohlsmith explained the pavement near the grass is not for parking, it is a thoroughfare for vehicle traffic.

Member Hershiser commented the variance meets a majority of the review criteria.

MEMBER HERSHISER MOVED TO APPROVE THE VARIANCE FROM SECTION 86-687(4)g BECAUSE IT MEETS THE REVIEW CRITERIA

SECONDED BY MEMBER JACKSON

VOICE VOTE: YES: Member Hershiser, Jackson, Deschaine, LeGoff and Chair Beauchine.

F. OTHER BUSINESS

None

G. PUBLIC REMARKS

None

H. BOARD MEMBER COMMENTS

None

I. ADJOURNMENT

Chair Beauchine adjourned the meeting at 7:10 p.m.

Respectfully Submitted,

Angela M. Ryan
Recording Secretary

