Meeting called to order at 6:00 p.m. by Chairman Levengood.

MEMBERS PRESENT:
Gene Levengood
Ray Sturdy, Jr.
Jim Zdanek.

MEMBERS ABSENT:
Robert Doroshewitz, Excused
Harry Jachym, Excused

OTHERS PRESENT:
Mark Lewis, Chief Building Official
Alice Geletzke, Recording Secretary
6 members of the public

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meeting - November 2, 2006
Moved by Mr. Sturdy, supported by Mr. Levengood, to approve the minutes of the Regular Meeting of November 2, 2006, as presented.
Ayes all.

ITEM NO. 2 - NEW BUSINESS

1. Application No. 1432 - Jan Signs Inc.
5395 Cogswell
Wayne, MI 48184

Location - Lovers Lane Inc.
46750 Port Street
Plymouth, MI 48170
Tax I.D. #R78-010-01-0007-300

RE: Zoning Ordinance No. 99, Section-25.9.2 (f)

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Allowed Placement Of Wall sign</th>
<th>Proposed Placement of Sign</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Ord. 99, Section 25.9.2 (f)</td>
<td>46750 Port Street</td>
<td>1 Wall Sign per Façade with Public Ingress/Egress</td>
<td>Wall sign on the south façade without a public Ingress/Egress</td>
<td>Placement of Façade without a public Ingress/Egress</td>
</tr>
</tbody>
</table>

The applicant is requesting one variance:

1. The applicant is requesting one Wall sign that says “loverslane.com” to be placed on the side of the building that does not have a public means of ingress or egress.

James Bolton of Jan Signs, Inc., and business owner Michael Hallman addressed the Board and answered questions. Mr. Hallman indicated the proposed sign was to replace the current sign and the other businesses all had signs facing Port Street.

Mr. Sturdy felt that replacement of a non-conforming sign was not permitted by ordinance absent the presence of some hardship. Because of the building’s close proximity to Port Street, Mr. Sturdy believed that greater sign visibility would be had if the sign ordinance criteria were complied with because the main door to the building, albeit located in the west face of the building, was located very close to the front of the building and would be more easily viewed across the broad parking lot on the west face of the building than it would if located on the south face. Other members of the board agreed that no evidence of hardship was presented to support the requested variance.

Moved by Mr. Sturdy, supported by Mr. Levengood, to deny the request for placement of a wall sign on the south side of the façade without public ingress or egress as requested in Application 1432, Jan Signs for Lovers Lane, Inc., 46750 Port Street.
Ayes all.

2. Application No. 1433 - Johnson Sign Co., Inc.
   2240 Lansing Ave.
   Jackson, MI 49202

Location - Koyo Corporation of USA
   47771 Halyard Drive
   Plymouth, MI 48170
   Tax I.D. #R78-008-01-0029-000

RE: Zoning Ordinance No 99, Section 25.9.2 (f) Amendments:

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Allowed Size of Wall sign</th>
<th>Proposed Size of Wall Sign</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Ord. 99, Section 25.9.2. (e).1</td>
<td>47771 Halyard Drive</td>
<td>Ninety (90) Square Feet</td>
<td>One Hundred Seventy-one (171) Square Feet</td>
<td>Eighty-one (81) Square Feet</td>
</tr>
</tbody>
</table>

The applicant is requesting one variance:

1. The applicant is requesting one Wall sign that says “Koyo” below “JTENKT” to be placed on the south side of the building. (South side faces M-14).

Mr. Graham Fullerton of Koyo Corporation explained to the Board the need to retain the identity of the Koyo portion of the business along M-14. Koyo recently merged with JTENKT but the brand equity for the bearing group is in the Koyo name.

From the information presented by the applicant, Mr. Sturdy noted the large distance between the roadway and the building and the large expanse of building area for the sign to identify the business to their customers. He felt denying the request would result in the sign being largely unintelligible and would thus cause the applicant significant hardship.

Moved by Mr. Sturdy, supported by Mr. Zdanek, to grant the 81 sq. ft. variance for the wall sign as requested in Application `1433, Johnson Sign Company, Inc., for Koyo Corporation of USA at 47771 Halyard Drive.

Ayes all.

3. Application No. 1435 - Mary K. Weaver
   44678 Charnwood Drive
   Plymouth, MI 48170

Location - 44678 Charnwood Drive
   Plymouth, MI 48170
   R78-057-02-0009-000


<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Required Minimum Side Yard Setback</th>
<th>Proposed Minimum Front Yard Setback</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Ord. 99, Article VI</td>
<td>44678 Charnwood Drive</td>
<td>Thirty (30) feet</td>
<td>Twenty two (22) feet</td>
<td>Eight (8) feet</td>
</tr>
</tbody>
</table>

The applicant is requesting one (1) variance.

1. The applicant is proposing an addition encroaching into the side yard setback. The applicant is requesting an eight (8) foot variance.

Mary Weaver addressed the Board and answered questions regarding the need for additional living space by converting the existing garage and adding a new garage on this corner lot. She presented confirmation of the support of her neighbors.

The Board examined the information presented and felt the addition would meet each of the criteria for variance required by the zoning ordinance. The changes proposed established that the look of the home would be enhanced and more in keeping with other homes in the neighborhood.

Moved by Mr. Study, supported by Mr. Zdanek, to grant the 8-ft. variance requested in Application 1435, Mary K. Weaver, 44678 Charnwood Drive, if built as planned and approved by the Building Department.
Ayes all.

Moved by Mr. Sturdy, supported by Mr. Zdanek, to adjourn the meeting.

Ayes all.

Meeting adjourned at 6:40 p.m.

Respectfully submitted,

Raymond O. Sturdy, Jr., Secretary  
Zoning Board of Appeals

NOTE: Upon granting a zoning variance, a building permit is required.

If denied, the applicant may appeal to Circuit Court.

The Charter Township of Plymouth will provide necessary reasonable aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon two weeks notice to the Charter Township of Plymouth. Individuals with disabilities requiring auxiliary aids or services should contact the Charter Township of Plymouth by writing or calling the Supervisor's Office, Charter Township of Plymouth, 9955 N. Haggerty Road, Plymouth, Michigan, 48170, (734) 453-3840, TDD users: 1-800-649-3777 (Michigan Relay Service).