Meeting called to order at 6:01 p.m. by Chairman Jachym.

MEMBERS PRESENT:  Robert Doroshewitz  
                    Robert Harris  
                    Harry Jachym  

MEMBERS ABSENT:  Ray Sturdy, Jr., Excused  
                  Jim Zdanek, Excused  

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

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meetings – July 7, 2011

Moved by Mr. Doroshewitz, supported by Mr. Harris, to approve the minutes of July 7, 2011 as presented. Ayes all.

ITEM NO. 2 – NEW BUSINESS

1. Application No. 1479- Paul Weinstock  
   Radiant Sign Company  
   14500 Schoolcraft RD  
   Detroit MI 48227

   Location – Shawmut (Andover Business Park)  
               47119 Five Mile RD  
               Plymouth MI 48170

   Tax I.D. #78-010-99-0002-000

RE: Zoning Ordinance No. 99, Article 25, Sec 25.9.2 (f) Sign Regulations, Wall Signs,  
Number of Wall Signs

<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 Wall Sign</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1479</td>
<td>Ordinance 99, Article XXV, Sec 25.9.2 (f)</td>
<td>47119 Five Mile RD</td>
<td>1 Wall sign per façade with public ingress/egress</td>
<td>Wall sign on the North façade without public ingress/egress</td>
<td>Placement on façade without public ingress/egress</td>
</tr>
</tbody>
</table>
The applicant is requesting one variance:

- The applicant is in an IND zoning district and is requesting one variance. They are requesting that (1) wall sign be allowed on the front of the building facing Five Mile RD with no ingress/egress door on the front of the building.

Mr. Paul Weinstock of Radiant Sign Company addressed the board and answered questions. He indicated the door of the building faces the parking lot, but visibility is needed from Five Mile Road.

Moved by Mr. Doroshowitz, supported by Mr. Harris, to approve Application No. 1479, for placement of a wall sign on the north façade without public ingress/egress at 47119 Five Mile Road, Shawmut in Andover Business Park. Ayes all.

2. Application No. 1480  Paul Weinstock
Radiant Sign Company
14500 Schoolcraft RD
Detroit MI 48227

Location – ACOSTA (Andover Business Park)
46979 Five Mile RD
Plymouth MI 48170

Tax I.D. #78-010-99-0002-000

RE: Zoning Ordinance No. 99, Article 25, Sec 25.9.2 (f) Sign Regulations, Wall Signs, Number of Wall Signs

<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 Wall Sign</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1480</td>
<td>Ordinance 99, Article XXV, Sec 25.9.2 (f)</td>
<td>46979 Five Mile RD</td>
<td>1 Wall sign per façade with public ingress/egress</td>
<td>Wall sign on the North façade without public ingress/egress</td>
<td>Placement on façade without public ingress/egress</td>
</tr>
</tbody>
</table>

The applicant is requesting one variance:

- The applicant is in an IND zoning district and is requesting one variance. They are requesting that (1) wall sign be allowed on the front of the building facing Five Mile RD with no ingress/egress door on the front of the building.
Mr. Weinstock indicated the same situation applies in this request as in the Shawmut request.

Moved by Mr. Doroshewitz, supported by Mr. Harris, to approve Application No. 1480, for placement of a wall sign on the north façade without public ingress/egress at 46979 Five Mile Road, ACOSTA in Andover Business Park. Ayes all.

3. Application No. 1481 - Michael Wacht
Helm INC
47911 Halyard DR
Plymouth MI 48170

Location – 47911 Halyard DR
Plymouth MI 48170

Tax I.D. #78-007-01-0001-307

RE: Zoning Ordinance No. 99, Article 25, Sec 25.9.2 (f) Sign Regulations, Wall Signs, Number of Wall Signs

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>1 Wall Sign Allowed Per each Facade</th>
<th>Proposed 2 Wall signs per façade</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1481</td>
<td>Ordinance 99, Article XXV, Sec 25.9.2 (f)</td>
<td>47911 Halyard</td>
<td>1 Wall sign per façade</td>
<td>2 wall signs on the North façade</td>
<td>Placement of 2 wall signs on north façade</td>
</tr>
</tbody>
</table>

The applicant is requesting one variance:

- The applicant is in a TAR zoning district and is requesting one variance. They are requesting that (2) wall signs be allowed on the north façade of the building. Currently MMTC is on the northwest front façade and they are requesting Helm Inc be allowed to go on the northeast front façade.

Mr. Michael Wacht of Helm, INC., addressed the board and answered questions. He noted that this is a two-tenant building and it is important for customers to see both business names. It is also important for police and fire to identify that there are two tenants in the building.

Moved by Mr. Doroshewitz, supported by Mr. Harris, to approve Application 1481, granting a variance for the placement of two wall signs on the north façade at 47911 Halyard Drive. Ayes all.
4. Application No. 1482 - Robert & Carol Brummeler  
44437 Oregon Trail  
Plymouth MI 48170  

Location – 44437 Oregon Trail  
Plymouth MI 48170  

Tax I.D. #78-058-02-0167-000

RE: Zoning Ordinance No. 99, Article 20, Sec 20.2 (bb) (2) (3) Height, Area, Lot Coverage, Yard Requirements and Floor Area

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Required Rear Yard Setback</th>
<th>Proposed Rear Yard Setback</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1482</td>
<td>Ordinance 99, Article XX, Sec 20.2 (bb) (2) (3)</td>
<td>44437 Oregon Trail</td>
<td>Fifty (50) Feet</td>
<td>Forty-seven (47) Feet</td>
<td>Three (3) Feet</td>
</tr>
</tbody>
</table>

**The applicant is requesting one variance:**

- The applicant is in an R-1 zoning district and would like to construct a (10 x 6) kitchen bump out on the back of the home that includes a 2nd floor deck. The minimum required rear yard setback is fifty (50) feet; this kitchen bump out does create a rear yard setback of forty-seven (47) feet, encroaching into the required rear yard setback by three (3) feet. The applicant is asking for a rear yard setback variance of three feet.

Mrs. Carol Brummeler addressed the board and answered questions. She indicated there were no objections from her neighbors regarding this variance request.

Board members considered how the request met the criteria of the Zoning Ordinance.

Moved by Mr. Doroshewitz, supported by Mr. Harris, to grant the three-foot variance requested in Application 1482, at 44437 Oregon Trail to provide a kitchen bay extension. Ayes all.

Board members reviewed the 2012 meeting schedule. They changed the meeting date of July 5 to July 12.
Moved by Mr. Harris, supported by Mr. Doroshewitz, to approve the following 2012 ZBA meeting schedule:

<table>
<thead>
<tr>
<th>Submission Deadline</th>
<th>Meeting Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>December 7, 2011</td>
<td>January 5, 2012</td>
</tr>
<tr>
<td>January 4, 2012</td>
<td>February 2, 2012</td>
</tr>
<tr>
<td>February 1, 2012</td>
<td>March 1, 2012</td>
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<tr>
<td>March 7, 2012</td>
<td>April 5, 2012</td>
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<tr>
<td>April 4, 2012</td>
<td>May 3, 2012</td>
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<tr>
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<td>June 7, 2012</td>
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<tr>
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<td>December 6, 2012</td>
</tr>
<tr>
<td>December 5, 2012</td>
<td>January 3, 2013</td>
</tr>
</tbody>
</table>

Ayes all.

Moved by Mr. Doroshewitz, supported by Mr. Harris, to adjourn the meeting at 6:26 p.m. Ayes all.

Respectfully submitted,

Harry Jachym, Chairman
Zoning Board of Appeals

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 Rd, Plymouth, Michigan, 48170, (734) 354-3211, TDD users: 1-800-649-3777 (Michigan Relay Service)