CHARTER TOWNSHIP OF PLYMOUTH
ZONING BOARD OF APPEALS MINUTES
REGULAR MEETING
THURSDAY, JANUARY 5, 2012

Meeting called to order at 6:02 p.m. by Acting Chairman Sturdy.

MEMBERS PRESENT: Robert Doroshewitz
Robert Harris
Ray Sturdy, Jr

MEMBERS ABSENT: Harry Jachym, Excused

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

Chief Building Official Lewis notified members of the resignation of Jim Zdanek.

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meetings – December 1, 2011

Moved by Mr. Harris, seconded by Mr. Doroshewitz, to approve the minutes of the regular meeting of December 1, 2011 as submitted. Ayes all.

ITEM NO. 2 – NEW BUSINESS

1. Application No. 1483- (Tabled from 10/6/11)
   W4 Signs
   124 W. Main ST
   Brighton MI 48116

   Location – La Vida Massage (Sheldon Place Plaza)
   15175 Sheldon RD
   Plymouth MI 48170

   Tax I.D. #78-014-99-0002-724

   RE: Zoning Ordinance No. 99, Article 25, Sec 25.9.4 (a) 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 Total Window Surface Area</th>
<th>Proposed Total Window Surface Area</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1483</td>
<td>Ordinance 99, Article XXV, Sec 25.9.4 (a)</td>
<td>15175 Sheldon RD</td>
<td>Door 60%</td>
<td>Door 40%</td>
<td></td>
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<tr>
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<td>Zoning Ordinance Section/Standard</td>
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<tr>
<td>1483</td>
<td>Ordinance 99, Article XXV, Sec 25.9.4 (a)</td>
<td>15175 Sheldon RD</td>
<td>20%</td>
<td>Sign South of Pillar 42%</td>
<td>Sign South of Pillar 22%</td>
</tr>
<tr>
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<td>Ordinance 99, Article XXV, Sec 25.9.4 (a)</td>
<td>15175 Sheldon RD</td>
<td>20%</td>
<td>Sign North of Pillar 65%</td>
<td>Sign North of Pillar 45%</td>
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<td>1483</td>
<td>Ordinance 99, Article XXV, Sec 25.9.4 (a)</td>
<td>15175 Sheldon RD</td>
<td>20%</td>
<td>Sign 13 Starburst</td>
<td>Sign 13 Starburst</td>
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<td>1483</td>
<td>Ordinance 99, Article XXV, Sec 25.9.4 (a)</td>
<td>15175 Sheldon RD</td>
<td>20%</td>
<td>Sign 14 Graphic Image (no verbiage) 100%</td>
<td>Sign 14 Graphic Image (no verbiage) 80%</td>
</tr>
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<td>Variance No.</td>
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<td>Ordinance 99, Article XXV, Sec 25.9.4 (a)</td>
<td>15175 Sheldon RD</td>
<td>20%</td>
<td>Sign 15 100% Graphic Image (no verbiage) 100%</td>
<td>Sign 15 80% Graphic Image (no verbiage) 80%</td>
</tr>
</tbody>
</table>
The applicant is requesting six variances and two final interpretations of Article XXV, Section 25.9.4 (a):

- The applicant is in a C-2 zoning district and is requesting six variances and two interpretations:
  - A final interpretation of window coverage.
  - A final interpretation of how to measure a window surface.
  - 6 separate window surface area variances per attached plans.

Mr. Sturdy noted that, without objection, the record of Applicant’s earlier appearance before the Board on October 6, 2011 would be considered a part of this record. The Board discussed with Mr. Mark Davis of LaVida Massage how the graphics and text could best be configured. Mr. Davis presented the Board with information indicating that appropriate signage was critical to the success of his business. He also indicated that he most of the modifications suggested in the October meeting would be acceptable.

Mr. Lewis discussed with the Board the need for an interpretation of what consists of a window and Mr. Sturdy suggested this as an agenda item for the next Planning Commission meeting.

Moved by Mr. Doroshewitz, seconded by Mr. Harris, to approve the variance requested in Application No. 1483 for LaVida Massage, 15175 Sheldon Road, subject to the following conditions:

1) Agree to remove all text from the upper window signage, with the cloud graphics to remain.
2) Agree to remove the LaVida section of lettering from the second and third window panels north of the pillar, approximately 17 square feet.
3) Leave the $39.95 starburst advertisement.
4) Future alterations to the any of the graphics subject to review and approval by the Township administration using appropriate community standards for the determination, not to exceed the variance granted.

Ayes all.

Mr. Sturdy noted that due to the recent resignation of Board member Zdanek, the selection of a Vice-Chairman should be considered at the next meeting.

Moved by Mr. Doroshewitz, seconded by Mr. Harris, to adjourn the meeting at 6:27 p.m.
Ayes all.

Respectfully submitted,

**Raymond O. Sturdy, Jr.**

Raymond O. Sturdy, Jr., Secretary
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)