CHARTER TOWNSHIP OF PLYMOUTH
ZONING BOARD OF APPEALS MINUTES
REGULAR MEETING
THURSDAY, SEPTEMBER 6, 2012

Meeting called to order at 6:05 p.m. by Chairman Jachym.

MEMBERS PRESENT: Robert Doroshewitz
Thomas Dueweke
Robert Harris
Harry Jachym
Ray Sturdy, Jr

MEMBERS EXCUSED: None

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

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meetings – August 2, 2012

Moved by Mr. Harris, supported by Mr. Doroshewitz, to approve the minutes of the regular meeting of August 2, 2012 as presented. Ayes all.

ITEM NO. 2 – NEW BUSINESS

1. Application No. 1497- Sign Solutions
   Patrick Alger
   37633 Schoolcraft RD
   Livonia MI 48150

   Location – 14975 Cleat ST
   Plymouth MI 48170

   Tax I.D. #78-009-01-0020-002

   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>1497</td>
<td>Ordinance 99, Article XXV, Sec 25.9.2 (f)</td>
<td>14975 Cleat ST</td>
<td>1 Wall sign per façade with public ingress/egress</td>
<td>Wall sign on the East façade without public ingress/egress</td>
<td>Placement on façade without public ingress/egress</td>
</tr>
</tbody>
</table>
RE: Zoning Ordinance No. 99, Article 25, Sec 25.9.1 (g) 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 Monument Base</th>
<th>Proposed Monument Base</th>
<th>Variance Required</th>
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<tr>
<td>1497</td>
<td>Ordinance 99, Article XXV, Sec 25.9.1 (g)</td>
<td>14975 Cleat ST</td>
<td>Brick or Masonry Block Base</td>
<td>Painted Aluminum Base</td>
<td>Base of monument sign</td>
</tr>
</tbody>
</table>

The applicant is requesting two variances:

- The applicant is in an IND zoning district and is requesting two variances:
  1. The applicant is requesting that (1) wall sign be allowed on the front of the building facing Cleat ST with no ingress/egress door on the front of the building.
  2. The applicant is requesting (1) monument sign allowed to be constructed without a brick or masonry base.

Mr. Alger of Sign Solutions addressed the Board and answered questions regarding the wall sign. He indicated the entry door cannot be seen from the street and the sign size requirements have been met.

Board members discussed that the sign is being posted for business identification on the building, rather than for advertising or marketing purposes.

Moved by Mr. Dueweke, supported by Mr. Sturdy, to approve the variance requested for placement of a wall sign on the façade without public ingress/egress as requested in Application No. 1497 at 14975 Cleat St. Ayes all.

Mr. Alger answered further questions regarding the request for a painted aluminum base on the monument sign, rather than brick or masonry block. He noted that many signs in the vicinity have aluminum bases.

Board members indicated many of the present signs may have been grandfathered in prior to passing the current ordinance; however, the business is not located on a major thoroughfare and, again, the sign's purpose is to identify the business.

Moved by Mr. Harris, supported by Mr. Doroshewitz, to approve the variance requested for a painted aluminum base for the monument sign to be located at 14975 Cleat St., as requested in Application 1497, subject to the base of the sign being expanded to 75% of the sign width, or 54 inches. Ayes all.
2. Application No. 1498- Huron Sign Company
663 S. Mansfield ST
Ypsilanti MI 48197

Location – 47519 Halyard DR
Plymouth MI 48170

Tax I.D. #78-008-01-0033-301

RE: Zoning Ordinance No. 99, Article 25, Sec 25.9.1 (g) Sign Regulations, Wall Signs, Number of Wall Signs

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<tr>
<td>-----------</td>
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<tr>
<td>Ordinance 99, Article XXV, Sec 25.9.1 (g)</td>
</tr>
</tbody>
</table>

The applicant is requesting one variance:

- The applicant is in a TAR zoning district and is requesting one variance. The applicant is requesting (1) monument sign allowed to be constructed without a brick or masonry base.

Representatives from Huron Sign Company and AVL, the business located on Halyard Drive, addressed the Board and answered questions regarding installation of this sign at their existing location.

Board members agreed the circumstances are much the same as the prior application, with the business not being located on a major thoroughfare, many aluminum-based signs are already in the area, and the sign is for business identification rather than advertising.

Moved by Mr. Dueweke, supported by Mr. Doroshewitz, to grant the variance requested in Application 1498 for a painted aluminum base on the monument sign to be located at 47519 Halyard Drive. Ayes all.

3. Application No. 1499- Huron Sign Company
663 S. Mansfield ST
Ypsilanti MI 48197

Location – 47603 Halyard DR
Plymouth MI 48170

Tax I.D. #78-008-01-0032-301
RE: Zoning Ordinance No. 99, Article 25, Sec 25.9.1 (g) Sign Regulations, Wall Signs, Number of Wall Signs

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<tr>
<td>1499</td>
<td>Ordinance 99, Article XXV, Sec 25.9.1 (g)</td>
<td>47603 Halyard</td>
<td>Brick or Masonry Block Base</td>
<td>Painted Aluminum Base</td>
<td>Base of monument sign</td>
</tr>
</tbody>
</table>

The applicant is requesting one variance:

- The applicant is in a TAR zoning district and is requesting one variance. The applicant is requesting (1) monument sign allowed to be constructed without a brick or masonry base

The representatives indicated this variance request is for their expansion location.

Moved by Mr. Harris, supported by Mr. Doroshewitz, to grant the variance requested in Application 1499 for a painted aluminum base on the monument sign to be located at 47603 Halyard Drive. Ayes all.

Moved by Mr. Sturdy, supported by Mr. Harris, to adjourn the meeting at 6:34 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)