CHARTER TOWNSHIP OF PLYMOUTH
ZONING BOARD OF APPEALS MINUTES
REGULAR MEETING
THURSDAY, APRIL 11, 2013

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

MEMBERS PRESENT: Mike Carlin, Alternate
                      Robert Doroshewitz
                      Harry Jachym
                      Ray Sturdy, Jr.

MEMBERS EXCUSED: Thomas Dueweke
                  Robert Harris

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

ITEM NO. 1 - APPROVAL OF MINUTES


Moved by Mr. Doroshewitz, supported by Mr. Sturdy, to approve the minutes of the
regular meeting of January 3, 2013. Ayes all.

ITEM NO. 2 – NEW BUSINESS

1. Application No. 1504- Burroughs
   41100 Plymouth RD
   Plymouth MI 48170

   Location – 41100 Plymouth RD
              Plymouth MI 48170

   Tax I.D. #78-026-99-0002-705

   IND Zoning District

   RE: Zoning Ordinance No. 99, Article 25 Sec 25.8.18 Sign Regulations, Signs Prohibited
   in all Districts, Canopy Signs (as amended 10/25/07)

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Signs Prohibited in all Districts; Canopy Sign</th>
<th>Proposed Canopy Sign</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1504</td>
<td>Ordinance 99, Article XXV, Sec 25.8.18</td>
<td>41100 Plymouth RD</td>
<td>Not allowed</td>
<td>(1)</td>
<td>(1) Canopy sign on awning at front entrance</td>
</tr>
</tbody>
</table>
The applicant is requesting one variance:

1. The applicant is an IND zoning district and is requesting one variance to allow (1) canopy sign on their awning over their front entranceway door facing Plymouth RD. The variance requested is (1) canopy sign.

Mr. Gus Pappas, architect for Burroughs, and Mr. Richard Terlaak, the facilities director, addressed the Board and answered questions. They explained that they were rebuilding the original canopy façade at the front entrance of the building and were working to try to preserve the original Alfred Kahn design for historical preservation purposes. This would require including the Burroughs name on the flat metal canopy over the doorway.

Board members noted that this building was an architectural treasure and the prior authorization for a monument ground sign several years ago resulted in a significant site improvement. They recognized that this was not a retail advertising situation but, instead, building identification in an industrial zone. The lighting proposed would not create offsite glare, light trespass or light pollution. The proposal was consistent with the purpose provisions of the sign ordinance in that it did not present visual clutter, obstruct vision nor would it distract motorists. Moreover, it was entirely compatible with its surroundings.

Based on findings that a genuine hardship exists and that strict application of the ordinance requirements would put the applicant at a substantial and significant disadvantage, it was moved by Mr. Sturdy and supported by Mr. Doroshewitz to grant the variance for one canopy sign over the front entrance of the main building as requested in Application 1504, Burroughs, at 41100 Plymouth Road. Ayes all.

2. Application No. 1505- Metro Detroit Signs
   23544 Hoover RD
   Warren MI 48089

   Location – 47828 Halyard DR
   Plymouth MI 48170

   Tax I.D. #78-007-01-0020-301
   TAR Zoning District

RE: Zoning Ordinance No. 99, Article 25, Sec 25.9.1 (b) (g) Sign Regulations, Wall Signs, Number of Wall Signs (as amended 10/25/07)

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Maximum Sign Height</th>
<th>Proposed Sign Height</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1505</td>
<td>Ordinance 99, Article XXV, Sec 25.9.1 (b)</td>
<td>47828 Halyard DR</td>
<td>Ten (10) feet</td>
<td>Twelve (12) feet</td>
<td>Two (2) feet in sign height</td>
</tr>
</tbody>
</table>
The applicant is requesting two variances:

The applicant is in a TAR zoning district and is requesting two variances:

- The applicant is requesting a monument sign height of twelve feet (12) where a maximum height is ten (10) feet. **Variance requested is (2) two feet.**
- The applicant is requesting an aluminum sign base where brick or masonry base is required. **Variance requested is type of monument base being aluminum.**

A representative of Varroc Lighting addressed the Board and answered questions. He presented photographs of the proposed sign and indicated it would be in keeping with the high tech look of other signs in the area.

Ordinance criteria was reviewed by Board members. They observed that this was not a retail advertising situation but, instead, building identification in a TAR zoning area. The proposed lighting would not create offsite glare, light trespass or light pollution. The proposal was consistent with the purpose provisions of the sign ordinance in that it did not present visual clutter, obstruct vision nor would it distract motorists and, as proposed, was entirely compatible with its surroundings.

Based on findings that a genuine hardship exists and that strict application of the ordinance requirements would put the applicant at a substantial and significant disadvantage, it was moved by Mr. Sturdy and supported by Mr. Carlin to approve the variances requested in Application 1505, Metro Detroit Signs for Varroc Lighting, 47828 Halyard Drive. Ayes all.

Moved by Mr. Doroshewitz, seconded by Mr. Sturdy, to adjourn the meeting at 6:38 p.m.

Respectfully submitted,

**Raymond O. Sturdy, Jr.**

Raymond O. Sturdy, Jr.
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)