The meeting was called to order at 6:00 p.m. by Chairman Jachym.

MEMBERS PRESENT: Mike Carlin  
Robert Doroshewitz  
Robert Harris  
Harry Jachym  
Ray Sturdy

MEMBERS ABSENT: None

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

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meeting – July 2, 2015

Moved by Mr. Harris and supported by Mr. Carlin to approve the minutes of the regular meeting of July 2, 2015 as written. Ayes all.

ITEM NO. 2 – NEW BUSINESS

Application No. 1530- Raymond Oatman  
11825 & 11847 Brownell  
Plymouth MI 48170

Location – 11825 & 11847 Brownell  
Plymouth MI 48170

Tax I.D. R78-027-01-0104-000 & R78-027-01-0105-000

R-1 Zoning District

RE: Zoning Ordinance No. 99, Article 6, Sec 6.4 (f) (1) (a) One Family Residential Districts, Fences, maximum height

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Maximum Fence Height</th>
<th>Proposed Fence Height</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1530</td>
<td>Ordinance 99, Article VI, Sec 6.4 (f) (1) (a)</td>
<td>11825 &amp; 11847 Brownell</td>
<td>Four (4) foot</td>
<td>Six (6) Foot</td>
<td>Two (2) Feet</td>
</tr>
</tbody>
</table>
The applicant is requesting one variance:

The applicant is in an R-1 zoning district and is requesting one variance to allow a six (6) foot vinyl fence on the south property line and east property line. This is a unique lot configuration from 1954 where lot 105 (11825) has a home on it and lot 104 (11847) has a home straddling both lots; both lots are owned by the same homeowner. The variance requested is two (2) feet of fence height.

Mr. Raymond Oatman, owner of the properties at 11825 and 11847 Brownell, addressed the Board and answered questions regarding the wooden fence.

It was noted that five letters have been received from neighbors, all supporting the continuation of the fence. There were no letters received in opposition.

After thorough consideration that the request meets the eight criteria in the Zoning Ordinance and whether it is an enhancement to the property, it was moved by Mr. Sturdy and supported by Mr. Harris to grant the 2-ft. fence variance requested in Application 1530 at 11825 and 11847 Brownell. Ayes all on a roll call vote.

Application No. 1531- Beck Ventures LLC (Brad Emmett)
5225 Sheldon RD
Canton MI 48188

Location – 15100 Beck RD (Holiday Inn Express)
Plymouth MI 48170

Tax I.D. #78-010-99-0019-702
IND Zoning District

RE: Zoning Ordinance No. 99, Article 25, Sec 25.9.2 (e) (1), Sign Regulations, Wall Signs, IND District, Maximum Signable Area

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Maximum Signable Area</th>
<th>Proposed Signable Area</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1531</td>
<td>Ordinance 99, Article XXV, Sec 25.9.2 (e) (1)</td>
<td>15100 Beck RD</td>
<td>40% for individual letters, maximum allowed is 90 Square Feet</td>
<td>126 Square Feet of Signable Area</td>
<td>36 Square Feet</td>
</tr>
</tbody>
</table>
The applicant is requesting one variance:

The applicant is in an IND zoning district and is requesting one variance to allow a wall sign with individual letters totally 126 square feet of area, whereas a total of 90 square feet is allowed. The variance requested is 36 square feet of signable area.

- Signable area: 41’ wide x 10’ long = 410 x 40% = 160
- Maximum the Ordinance allows is 90 square feet
- Requested signable area = 126 square feet
- Overage of signable area for IND is 36 square feet

Mr. Dave Phipps, partner in Beck Ventures, addressed the Board, presented plans, and answered questions regarding the proposed sign.

It was noted that genuine hardship and no impact on competitive development are the criteria in the Sign Ordinance for the Zoning Board to grant variances. The five-story height of the building and distance from the road were considered.

Moved by Mr. Carlin and supported by Mr. Sturdy to approve the signable area of 126 square feet as requested in Application No. 1531 for the Holiday Inn Express at 15100 Beck Road. Ayes all on a roll call vote.

Application No. 1532 - Beck Ventures LLC (Brad Emmett)
5225 Sheldon RD
Canton MI 48188

Location – 15100 Beck RD (Holiday Inn Express)
Plymouth MI 48170

Tax I.D. #78-010-99-0019-702
IND Zoning District

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

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Maximum allowed Ground Signs</th>
<th>Proposed Ground Signs</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1532</td>
<td>Ordinance 99, Article XXV, Sec 25.9.1 (d)</td>
<td>15100 Beck RD</td>
<td>One</td>
<td>Two</td>
<td>One Ground Sign</td>
</tr>
</tbody>
</table>
The applicant is requesting one variance:

The applicant is in an IND zoning district and is requesting one variance to allow two ground signs for the development, whereas only one ground sign is allowed per development parcel or premises. The variance requested is one additional ground sign.

Mr. Phipps also addressed the Board and answered questions regarding the proposed additional ground sign, indicating it was primarily for directional purposes to prevent customer confusion.

Noting that hardship has been established in this request for the additional sign, it was moved by Mr. Sturdy and supported by Mr. Harris to approve the additional ground sign requested in Application 1532 for the Holiday Inn Express at 15100 Beck Road. Ayes all on a roll call vote.

Application No. 1533-

<table>
<thead>
<tr>
<th>Application No.</th>
<th>Location</th>
<th>Maximum Fence Height</th>
<th>Proposed Fence Height</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1533</td>
<td>42016 Micol</td>
<td>Four (4) foot</td>
<td>Six (6) Foot</td>
<td>Two (2) Feet</td>
</tr>
</tbody>
</table>

Location – 42016 Micol DR
Plymouth MI 48170

Tax I.D. R78-060-01-0045-000
R-1 Zoning District

RE: Zoning Ordinance No. 99, Article 6, Sec 6.4 (f) (1) (a) One Family Residential Districts, Fences, maximum height

The applicant is requesting one variance:

The applicant is in an R-1 zoning district and is requesting one variance to allow a six (6) foot vinyl fence on the east and north side of the backyard, a 6 foot fence already exists on the west side. The reason is due to neighbor harassment. The variance requested is two (2) feet of fence height.
Ms. Donna Dowd addressed the Board and answered questions regarding installation of a 6-ft. fence on the east and north sides of the back yard. A six foot fence has been present on the west side of the property for some period of time.

The Board discussed whether the request meets the Zoning Ordinance criteria.

A letter was received from neighbor Donna Smith listing her concerns regarding the fence installation and requesting that the fence on the east side of the property be extended to the front of the garage.

Moved by Mr. Sturdy and supported by Mr. Doroshewitz to deny the proposed 2-ft. fence variance as submitted in Application 1533, Donna Dowd at 42016 Micol Drive; but instead approve a variance of 2 ft. for a 6-ft. fence to run along the north property line, which is the rear of the lot, and along the east property line to a point approximately 2 ft. north of the extended front of the house.

ROLL CALL: AYES: Sturdy, Doroshewitz, Carlin, Harris
NAYS: Jachym

Motion carried.

Application No. 1534- Brian Brown
40905 Greystone
Plymouth MI 48170

Location – 40905 Greystone
Plymouth MI 48170

Tax I.D. R78-064-05-0025-000
R-1 Zoning District

RE: Zoning Ordinance No. 99, Article 6, Sec 6.4 (f) (1) (a) One Family Residential Districts, Fences, maximum height

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<th>Variance No.</th>
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</tr>
</thead>
<tbody>
<tr>
<td>1534</td>
<td>Ordinance 99, Article VI, Sec 6.4 (f) (1) (a)</td>
<td>40905 Greystone</td>
<td>Four (4) foot</td>
<td>Six (6) Foot</td>
<td>Two (2) Feet</td>
</tr>
</tbody>
</table>

*The applicant is requesting one variance:*
The applicant is in an R-1 zoning district and is requesting one variance to allow a six (6) foot wood fence around his property line in the backyard. This home is the first house entering Greystone Subdivision. It sides up to Haggerty Road and has a lot of noise and traffic from Haggerty and those entering the subdivision. The variance requested is two (2) feet of fence height.

Mr. Brian Brown addressed the Board and answered questions regarding his request. Privacy and noise containment were among his reasons for the request because his side lot line abuts Haggerty Road.

The Board considered the Zoning Ordinance criteria with regard to this request.

Moved by Mr. Harris and supported by Mr. Carlin to approve the 2-ft. fence variance requested in Application 1534, Brian Brown at 40905 Greystone. Ayes all on a roll call vote.

ADJOURNMENT

Moved by Mr. Sturdy and supported by Mr. Harris to adjourn the meeting at 7:13 p.m. Ayes all.

Respectfully submitted,

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)