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

MEMBERS PRESENT: Robert Harris
Mike Carlin
Jack Dempsey
Don Schnettler
William Pratt

MEMBERS ABSENT: None

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

ITEM NO. 1 - APPROVAL OF MINUTES
1. Regular Meeting – October 5, 2017

Moved by Mr. Pratt and supported by Mr. Schnettler to approve the minutes of the regular meeting of October 5, 2017 as presented. Ayes all.

ITEM NO. 2 – OLD BUSINESS (Partially Tabled from 10/5/2017)

Application No. 1559- Kristin Gavel
9209 Corinne
Plymouth MI 48170

Location – 9209 Corinne
Plymouth MI 48170

Tax I.D. #78-059-03-0096-000

R-1 Zoning District

RE: Zoning Ordinance No. 99, Article 6, Sec 6.4 (f) (1) (c) (2) One Family Residential Districts, Fences, maximum height

<table>
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<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Placement corner lot</th>
<th>Proposed Placement corner lot</th>
<th>Variance Required</th>
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The applicant is requesting one variance:

The applicant is in an R-1 zoning district and due to a possible miscommunication from the October 5, 2017 meeting was allowed to come back to the November 2, 2017 meeting to request the granted 6 foot fence be allowed to come up the SW side of the property (Judson) from the rear building setback line 33 feet to end 13 feet from the front SE corner of the home. The variance requested is 33 feet from the SW rear building setback line to no nearer than 13 feet of the front of the home.

The applicant was not present nor was there a representative concerning this application at the meeting. However, Building Official Lewis indicated no one has to be present in order for the Board to take action.

Moved by Mr. Harris and supported by Mr. Pratt that Application 1559 be removed from the table for discussion at this meeting. Ayes all.

It was decided to delay the discussion until later in the meeting.

ITEM NO. 3 – NEW BUSINESS

Application No. 1560- AVL
Huron Sign Co
663 S Mansfield ST
Ypsilanti MI 48197

Location – 45700 Mast
Plymouth MI 48170

Tax I.D. #78-009-03-0059-000
IND Zoning District

RE: Zoning Ordinance No. 99, Article 25, Sec 25.9 (g), Sign Regulations, Area, Height and Placement Regulation, Brick or Masonry block base.
The applicant is requesting one variance:

The applicant is requesting one variance to install a monument sign with an aluminum base whereas a brick base is required, this will replace the existing monument sign. The variance requested is from brick to aluminum base.

Kevin Short of Huron Sign Company and a representative of AVL addressed the Board and answered questions regarding their request for an aluminum-based sign, rather than brick or masonry. They indicated this sign will be the same size and material as two others on Halyard Drive.

Mr. Pratt noted that he did not see a problem from the Planning Commission’s perspective as it does not face a major road and several signs in the area that have been approved and installed without a masonry base.

Moved by Mr. Schnettler and supported by Mr. Pratt to approve aluminum sign base material rather than masonry, the variance requested in Application 1560, Huron Sign Co. for AVL at 45700 Mast. Ayes all.

The Board returned to discussing pros and cons of Item No. 2, Application 1559, fence side yard variance to the rear building setback line at 9209 Corinne. There was still no one present at the meeting concerning this application.

Board members noted the six-foot fence has been installed up to the back of the house, in compliance with what was approved at the last meeting,

Moved by Mr. Harris and supported by Mr. Carlin to deny the 33-ft. variance from the SW corner of the rear building setback line requested in Application 1559, Kristin Gavel at 9209 Corinne.

ROLL CALL: AYES: Harris, Pratt, Schnettler
NAYS: Carlin, Dempsey

Motion carried.

Moved by Mr. Dempsey and supported by Mr. Carlin to adjourn the meeting at 6:25 p.m. Ayes all.
Respectfully submitted,

Michael Carlin, Secretary
Plymouth Twp. 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)