The meeting was called to order at 6:00 p.m. by Deputy Clerk Sandra Groth, in the absence of an elected chairperson.

MEMBERS PRESENT: Timothy Boyd  
Michael Carlin  
William Pratt  
Don Schnettler

MEMBERS ABSENT: Jack Dempsey (Excused)

OTHERS PRESENT: Mark Lewis, Chief Building Official  
Sandra Groth, Deputy Clerk  
Alice Geletzke, Recording Secretary  
8 members of the public

New member Timothy Boyd was introduced to those in attendance.

FIRST ITEM OF BUSINESS: ELECTION OF A NEW CHAIRPERSON

Moved by Mr. Pratt and supported by Mr. Schnettler to elect Michael Carlin as Chairperson of the Plymouth Township Zoning Board of Appeals. Ayes all on a roll call vote.

Moved by Mr. Pratt and supported by Mr. Carlin to elect Don Schnettler as Vice-Chairperson of the Plymouth Township Zoning Board of Appeals. Ayes all on a roll call vote.

Moved by Mr. Pratt and supported by Mr. Schnettler to elect Timothy Boyd as Secretary of the Plymouth Township Zoning Board of Appeals. Ayes all on a roll call vote.

Terms of office are for one year, until the January meeting of 2019.

Mr. Carlin then commenced chairing the meeting.

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meeting – December 7, 2017

Moved by Mr. Pratt and supported by Mr. Schnettler to approve the minutes of the regular meeting of December 7, 2017 as submitted. Ayes all.
ITEM NO. 2 – NEW BUSINESS

Application No. 1562 - Brian Jordan
49009 Plum Tree
Plymouth MI 48170

Location – 49009 Plum Tree
Plymouth MI 48170

Tax I.D. #78-050-04-0335-000
R-1-H Zoning District Consent Judgement

RE: Zoning Ordinance No. 99, Article 20 Sec 20.1 Height, Area, Lot Coverage, Yard Requirements and Floor Area (as amended 10/25/07).

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Minimum Rear Yard Setback</th>
<th>Proposed Rear Setback</th>
<th>Yard</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1562</td>
<td>Ordinance Article XX, Sec 20.1</td>
<td>99, Plum Tree DR</td>
<td>Fifty (50) Feet</td>
<td>Forty Feet (40)</td>
<td>Ten Feet (10)</td>
<td></td>
</tr>
</tbody>
</table>

The applicant is requesting one variance:

- The applicant is in an R-1-H (consent judgement) zoning district and is requesting one variance to construct a three season’s room with a 40 foot rear yard setback whereas 50 foot is required. Variance requested is ten (10) feet.

Applicant Brian Jordan addressed the Board regarding his desire to add a three-season room at the rear of his home which would encroach roughly 8 feet into the 50-ft. setback minimum. The addition will be smaller than the current patio.

Kim Sfreddo, 49008 Harvest, the neighbor directly behind Mr. Jordan, had submitted a letter regarding her concerns. She mentioned, particularly, a possible privacy issue between the two residences. She felt that some of the existing trees between the properties are not healthy and will need to be removed.

Scott Wright, architect, referred to a letter that was submitted with the application which addresses how the application meets the Zoning Ordinance variance schedule of regulations.

Mr. Jordan conferred informally with Ms. Sfreddo about his plans for the addition and landscaping and she withdrew her objections.
Moved by Mr. Pratt and supported by Mr. Schnettler that, since the request adheres to the items listed in the Zoning Ordinance, the 10-ft. rear yard variance requested in Application 1562 at 49009 Plum Tree is hereby approved. Ayes all.

Application No. 1563
Representing: Kirco Manix
Oerlikon
101 W Big Beaver
Troy MI 48084

Location – 41144 Concept DR
Plymouth MI 48170

Tax I.D. #78-025-01-0007-000
IND Zoning District

RE: Zoning Ordinance No. 99, Article 25, Sec 25.9 (2) (e) (1) (3), Sign Regulations, Area, Height and Placement Regulation, Brick or Masonry block base.

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Building Facing Freeway</th>
<th>Proposed Building Facing Adjoining Property</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1563</td>
<td>Ordinance 99, Article XXV, Sec 25.9 (2) (e) (3)</td>
<td>41144 Concept DR</td>
<td>Allowed (1) wall sign facing freeway</td>
<td>(1) Wall sign facing adjoining property</td>
<td>Allow (1) wall sign facing adjoining property to be seen from freeway</td>
</tr>
</tbody>
</table>

<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>1563</td>
<td>Ordinance 99, Article XXV, Sec 25.9(2)(e)(1)</td>
<td>41144 Concept DR</td>
<td>(90) Square Feet</td>
<td>(344.25) Square Feet</td>
<td>(254.25) Square feet</td>
</tr>
</tbody>
</table>

The applicant is requesting two variances:

The applicant is requesting two variances to install a wall sign:
CHARTER TOWNSHIP OF PLYMOUTH
ZONING BOARD OF APPEALS MINUTES
REGULAR MEETING
THURSDAY, JANUARY 4, 2018

(1) To install the wall sign on the side of the building that faces the adjoining property but can be seen from I275. The variance requested to be allowed to install the wall sign to be seen from I275.

(2) To allow the above wall sign to be 344.25 square feet in order to be seen from I275 whereas 90 square feet is allowed. The variance requested 254.25 square feet of wall sign to face I275.

Richard Clautz, project manager from Kirco Manix, and Michael Keene, a representative of the sign company, addressed the Board and answered questions. Mr. Clautz said the company produces a product that goes into powder used for 3-D printing parts which are essential to other companies. He feels there will be an increase in 3-D printing companies in Plymouth that will want quick access to the powder.

Board members discussed whether or not the building qualifies as facing the freeway because it actually faces the neighboring business, Comcast, though visible to the freeway above the Comcast building. The large variance requested in signage size for visibility in comparison with the Comcast sign, given the distances of the buildings from the freeway, was also discussed. Board members also reviewed details of sign construction and lighting.

Moved by Mr. Schnettler and supported by Mr. Boyd to deny the variances requested in Application 1563, Oerlikon at 41144 Concept Drive. Ayes all on a roll call vote.

| Application No. 1564- | First Choice Building |
| Representing:        | Heritage Park Apartments |
|                      | 29201 Telegraph RD |
|                      | Southfield MI  48034 |

| Location – 12811 Heritage |
| Plymouth MI 48170 |

| Tax I.D. #78-031-01-0186-000 |
| R-2-A Zoning District |

RE: Zoning Ordinance No. 99, Article 25, Sec 25.9 (1) (a) (g), Sign Regulations, Area, Height and Placement Regulation, Brick or Masonry block base.

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Required Ground Sign will be monument type</th>
<th>Proposed Ground Sign Modified Monument</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1564</td>
<td>Ordinance 99, Article XXV, Sec 25.9 (1) (a)</td>
<td>12811 Heritage</td>
<td>Monument Type</td>
<td>Between Brick Pillars</td>
<td>Between Brick Pillars</td>
</tr>
<tr>
<td>Variance No.</td>
<td>Zoning Ordinance Section/Standard</td>
<td>Location</td>
<td>Maximum Sign Area</td>
<td>Proposed Sign Area</td>
<td>Variance Required</td>
</tr>
<tr>
<td>--------------</td>
<td>----------------------------------</td>
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<td>-------------------</td>
</tr>
<tr>
<td>1564</td>
<td>Ordinance 99, Article XXV, Sec 25.9 (1) (a)</td>
<td>12811 Heritage</td>
<td>50 Square Feet</td>
<td>52.5 Square Feet</td>
<td>2.5 Square Feet</td>
</tr>
<tr>
<td>Variance No.</td>
<td>Zoning Ordinance Section/Standard</td>
<td>Location</td>
<td>Maximum Height</td>
<td>Proposed Height</td>
<td>Variance Required</td>
</tr>
<tr>
<td>1564</td>
<td>Ordinance 99, Article XXV, Sec 25.9 (1) (a)</td>
<td>12811 Heritage</td>
<td>4 Feet</td>
<td>5 Feet</td>
<td>1 Foot</td>
</tr>
<tr>
<td>Variance No.</td>
<td>Zoning Ordinance Section/Standard</td>
<td>Location</td>
<td>Required Base Material</td>
<td>Proposed Base Material</td>
<td>Variance Required</td>
</tr>
<tr>
<td>1564</td>
<td>Ordinance 99, Article XXV, Sec 25.9 (1) (g)</td>
<td>12811 Heritage</td>
<td>Brick or Masonry</td>
<td>Brick Pillars</td>
<td>Brick Base to Brick Pillars</td>
</tr>
</tbody>
</table>

The applicant is requesting four variances:

The applicant is requesting four variances to install a monument sign at the entrance to Plymouth Heritage Apartments between existing brick pillars:

1. To install a modified monument sign that has open space between the ground and the bottom of the sign whereas a monument type sign is required.
2. The sign is 52.5 square feet whereas 50 square feet is allowed
3. The sign is 5 feet in height whereas 4 feet is allowed
4. The sign has no brick or masonry base whereas brick or masonry is required.

The variances requested are stated in items 1-4 above.

A representative of the sign company and a representative of the applicant reviewed the plans for installing a modified ground sign between existing brick pillars with open space between the ground and the bottom of the sign. The height and maximum sign area variances requested were small.
Suggestions were made about the possibility of adding two or three courses of brick at the base of the sign between the pillars, though it was agreed that the sign, as proposed, would be aesthetically pleasing and a significant improvement.

Moved by Mr. Pratt and supported by Mr. Boyd to grant the four variances requested in Application 1564, Heritage Park Apartments at 12811 Heritage, because the sign, as proposed, is a vast improvement over what is there. Ayes all on a roll call vote.

Moved by Mr. Pratt and supported by Mr. Boyd to adjourn the meeting at 7 p.m. Ayes all.

Respectfully submitted,

[Signature]

Timothy Boyd, 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)