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

MEMBERS PRESENT:  
Michael Carlin  
Timothy Boyd  
Gary Heitman  
William Pratt  
Don Schnettler

MEMBERS EXCUSED: None

OTHERS PRESENT:  
Mark Lewi, Chief Building Official  
Alice Geletzke, Recording Secretary

ITEM NO. 1 - APPROVAL OF MINUTES
1. Regular Meeting – August 1, 2019

Moved by W. Pratt and seconded by G. Heitman to approve the minutes of August 1, 2019 as submitted. Ayes all.

ITEM NO. 3 – 2020 ZBA Calendar:

<table>
<thead>
<tr>
<th>Submission Deadline</th>
<th>Meeting Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>December 11, 2019</td>
<td>January 9, 2020</td>
</tr>
<tr>
<td>January 8, 2020</td>
<td>February 6, 2020</td>
</tr>
<tr>
<td>February 5, 2020</td>
<td>March 5, 2020</td>
</tr>
<tr>
<td>March 4, 2020</td>
<td>April 2, 2020</td>
</tr>
<tr>
<td>April 1, 2020</td>
<td>May 7, 2020</td>
</tr>
<tr>
<td>May 6, 2020</td>
<td>June 4, 2020</td>
</tr>
<tr>
<td>June 3, 2020</td>
<td>July 2, 2020</td>
</tr>
<tr>
<td>July 1, 2020</td>
<td>August 13, 2020</td>
</tr>
<tr>
<td>August 5, 2020</td>
<td>September 3, 2020</td>
</tr>
<tr>
<td>September 2, 2020</td>
<td>October 1, 2020</td>
</tr>
<tr>
<td>October 7, 2020</td>
<td>November 12, 2020</td>
</tr>
<tr>
<td>November 4, 2020</td>
<td>December 3, 2020</td>
</tr>
<tr>
<td>December 2, 2020</td>
<td>January 7, 2021</td>
</tr>
</tbody>
</table>
The applicant is requesting one variance:

The applicant is in an IND zoning district and is requesting:
1. To be allowed to have a sign area for a monument sign to be 101.38 square feet whereas 45 square feet is allowed with a distance from the road of 12 feet with a road frontage of over 200 feet. Variance requested is an additional 56.38 square feet of sign area.

Mr. Dagher addressed the Board and answered questions regarding the proposed sign for the property at 15075 Beck Road, which includes Buddy’s Pizza.

After considerable discussion, particularly with regard to the size and placement of the sign, it was moved by W. Pratt and seconded by T. Boyd to postpone consideration of Application 1597, signage at 15075 Beck Road, for up to 90 days. Ayes all.

Application No. 1598- Johnson Sign (Representing Plymouth Oaks Business Park)  
2240 Lansing Ave  
Jackson MI 49201

Location – Evergreen Park & Lot 20, Plymouth Oaks Blvd

Tax I.D.  
Tax I.D. #78-016-02-0020-000 = lot 20  
Tax I.D. #78-0016-02-000-301 = Evergreen Park  
IND Zoning District

RE: Zoning Ordinance No. 99, Article 25 Sec 25.9 (1) (d) (g) Sign Regulations, Area, Height and Placement

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Allowed Number of ground signs</th>
<th>Proposed Number of ground signs</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1598</td>
<td>Ordinance 99, Article XXV, Sec 25.9 (1) (d)</td>
<td>Plymouth Oaks Blvd Entranceway North &amp; South Side</td>
<td>One (1)</td>
<td>Two (2)</td>
<td>One additional ground sign</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Monument Base</th>
<th>Proposed Monument base</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1598</td>
<td>Ordinance 99, Article XXV, Sec 25.9 (1) (g)</td>
<td>Plymouth Oaks Blvd Entranceway North &amp; South Side</td>
<td>Brick/Masonry Block</td>
<td>Aluminum</td>
<td>To allow aluminum base</td>
</tr>
</tbody>
</table>
August & November dates have been changed to the 2nd Thursday due to elections

Moved by G. Heitman and seconded by W. Pratt to adopt the 2020 ZBA Calendar as listed. Ayes all.

**DISCUSSION OF ZONING ORDINANCE 99, SECTION 31.11 (3)**

Per Zoning Ordinance No. 99, Section 31.11 (3):

No variance from the provisions or requirements of this Ordinance shall be authorized unless the Zoning Board of Appeals determines that the following facts and conditions exist:

(a) Practical Difficulties.
(b) Substantial Justice
(c) Public Safety and Welfare
(d) Exceptional Circumstances
(e) Not of a General or Recurring Nature
(f) Conditions Resulting in Variance Request are not Self-Created
(g) Possible Increased Financial Return shall not of itself Be Deemed Sufficient to Warrant a Variance

Members discussed how to handle the above considerations listed in Zoning Ordinance 99, Section 31.11 (3). They agreed to discuss each case individually, with motions to reflect the reasoning for the Board’s action.

Later in the meeting, D. Schnettler had questions regarding whether a request had to meet all of the criteria, or just some. Mark Lewis agreed to clarify with the Township Attorney.

**ITEM NO. 2 – NEW BUSINESS**

Application No. 1597- 
Dagher Sign & Graphics (Representing Buddy’s Pizza)  
22476 Telegraph RD  
Southfield MI 48033

Location –  
15075 Beck RD

Tax I.D.  
Tax I.D. #78-005-99-0009-301  
IND Zoning District

RE: Zoning Ordinance No. 99, Article 25 Sec 25.9 (1) (b) Sign Regulations, Area, Height and Placement

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Maximum Area</th>
<th>Sign Area</th>
<th>Proposed Sign Area</th>
<th>Variance Required</th>
</tr>
</thead>
</table>

2
CHARTER TOWNSHIP OF PLYMOUTH
ZONING BOARD OF APPEALS MINUTES
REGULAR MEETING
THURSDAY, SEPTEMBER 5, 2019

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Sign copy must be 30” above ground</th>
<th>Proposed Logo within 30” above ground</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1598</td>
<td>Ordinance Article XXV, Sec 25.9 (1) (g)</td>
<td>Plymouth Oaks Blvd Entranceway North &amp; South Side</td>
<td>30” above ground</td>
<td>Logo at 17” above ground</td>
<td>To allow logo 17” above ground</td>
</tr>
</tbody>
</table>

The applicant is requesting three variances:

The applicant is in an IND zoning district and is requesting:
1. To be allowed to have (2) monument signs on the North and South side of the entranceway of an industrial business park whereas only (1) monument sign is allowed. *Variance required (1) additional monument sign at the entranceway.*
2. To allow for aluminum monument sign base whereas only brick or masonry block is allowed. *Variance required allowing aluminum monument base.*
3. To allow the logo to be 17” from the ground whereas sign copy must be 30” above ground to allow for snow accumulation and plant growth. *Variance requested logo to be 17” above ground.*

A representative of the sign company and the President of the Plymouth Oaks Business Park Owners Association addressed the Board and answered questions regarding the makeup and placement of the sign. The proposed placement of the sign would have required an additional variance, which did not appear on the meeting agenda.

After discussion, it was moved by W. Pratt and seconded by D. Schnettler to postpone consideration of Application 1598 for up to 60 days. Ayes all.

ADJOURNMENT

Moved by W. Pratt and seconded by G. Heitman to adjourn the meeting at 7:13 p.m. Ayes all.

Respectfully submitted,

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)