The meeting was called to order at 6:02 p.m. by Chairman Carlin.

MEMBERS PRESENT:  
Michael Carlin  
Timothy Boyd  
William Pratt  
Don Schnettler

MEMBERS EXCUSED:  
Gary Heitman

OTHERS PRESENT:  
Mark Lewis, Chief Building Official

ITEM NO. 1 - APPROVAL OF MINUTES
1. Regular Meeting – September 5, 2019

Moved by W. Pratt and seconded by D. Schnettler to approve the minutes of September 5 as submitted. Ayes all.

ITEM NO. 2 – OLD BUSINESS (TABLED FROM 9/5/19)

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) (b) (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 (1) additional ground sign</td>
</tr>
</tbody>
</table>

<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>Variance No.</td>
<td>Zoning Ordinance Section/Standard</td>
<td>Location</td>
<td>Sign copy must be 30” above ground</td>
<td>Proposed Logo within 30” above ground</td>
<td>Variance Required</td>
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</tr>
<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></td>
<td></td>
<td></td>
</tr>
<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>30” above ground</td>
<td>Logo at 17” above ground</td>
<td>To allow logo 17” above ground</td>
</tr>
<tr>
<td>Variance No.</td>
<td>Zoning Ordinance Section/Standard</td>
<td>Location</td>
<td>Sign must be 10 feet from setback line</td>
<td>Proposed Sign on setback line</td>
<td>Variance Required</td>
</tr>
<tr>
<td>1598</td>
<td>Ordinance 99, Article XXV, Sec 25.9 (1) (b)</td>
<td>Plymouth Oaks Blvd Entranceway North &amp; South Side</td>
<td>120’ from street center line</td>
<td>110’ at setback line</td>
<td>10’ to allow sign to be placed at 110’</td>
</tr>
</tbody>
</table>

The applicant is requesting four 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.**

4. To allow both signs to be placed at the 110’ setback line whereas 120’ is required from street center line with road frontage of over 200’. **Variance requested 10’ to allow both signs at 110’ from street center line.**

ZBA members continued the discussion from the September 5 meeting, where the first three variance requests were discussed.

The primary discussion at this meeting involved the fourth variance request involving set back line, with a representative of the sign company and the President of the Plymouth Oaks Business Park Owners Association addressing the Board and answering questions. ZBA members noted the unusual topographical conditions at the signage site, including the sunken road surfaces at the intersection of
Sheldon Road and Plymouth Oaks Blvd versus the higher ground levels where the signs were to be placed, and the visual blockages resulting from the railroad overpass just north of the intersection. The Board also found that the request met the criteria required by the ordinance for Zoning Board approval.

After discussion, it was moved by W. Pratt and seconded by D. Schnettler to grant the four variances requested in Application 1598 at Evergreen Park & Lot 20, Plymouth Oaks Blvd.

ADJOURNMENT

Moved by W. Pratt and seconded by D. Schnettler to adjourn the meeting at 6:15 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)