

**CHARTER TOWNSHIP OF PLYMOUTH
ZONING BOARD OF APPEALS AGENDA
THURSDAY, MAY 7, 2020
6:00 P.M.**

MEETING CALLED TO ORDER AT _____ BY CHAIRMAN MICHAEL CARLIN

ROLL CALL: Timothy Boyd
Michael Carlin
Gary Heitman
William Pratt
Don Schnettler

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meeting – October 3, 2019

ITEM NO. 2 – OLD BUSINESS (Tabled from 9/5/19 & canceled meeting from 4/2/2020)

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

<i>Variance No.</i>	<i>Zoning Ordinance Section/Standard</i>	<i>Location</i>	<i>Maximum Monument Sign Area</i>	<i>Proposed Monument Sign Area</i>	<i>Variance Required</i>
1597	Ordinance 99, Article 25, Sec 25.9 (1) (b)	15075 Beck RD	60 square feet	65 square feet	5 square feet of sign area
<i>Variance No.</i>	<i>Zoning Ordinance Section/Standard</i>	<i>Location</i>	<i>Maximum Monument Sign Height</i>	<i>Proposed Monument Sign Height</i>	<i>Variance Required</i>
1597	Ordinance 99, Article 25, Sec 25.9 (1) (b)	15075 Beck RD	10 feet	12 feet	2 feet of sign height

The applicant is requesting two variances:

The applicant is in an IND zoning district and is requesting two variances;

1. To be allowed to have the sign area for a monument sign to be 65' square feet whereas 60' square feet is allowed with a distance from the road of 22' feet with a road frontage of over 200' feet. *Variance requested is an additional 5' square feet of sign area.*
2. To be allowed to have the height of the monument sign to be 12' feet whereas 10' feet is allowed with a distance of 22' feet from the road with over 200' feet of road frontage. *Variance requested is 2' additional feet in height.*

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ITEM NO. 3 – Canceled Meeting Business from March 2020 & April 2020

Application No. 1600- United Road
41100 Plymouth RD B1 4th Floor
Plymouth MI 48170

Location – 41100 Plymouth RD (Burroughs Building)

Tax I.D. Tax I.D. #78-026-99-0002-705
IND Zoning District

RE: Zoning Ordinance No. 99, Article 25 Sec 25.9 (2) (e) (1) (f) Sign Regulations, Area, Height and Placement

<i>Variance No.</i>	<i>Zoning Ordinance Section/Standard</i>	<i>Location</i>	<i>2nd Wall Sign with 1 means of ingress/egress</i>	<i>Proposed 2nd wall sign with 1 means of ingress/egress</i>	<i>Variance Required</i>
1600	Ordinance 99, Article 25, Sec 25.9 (2) (f)	41100 Plymouth RD	Not Allowed	2 nd Sign	1 Additional Wall Sign

The applicant is requesting one variance:

The applicant is in an IND zoning district and is requesting two variances:

1. To allow a second wall sign on the same façade without a second means of public ingress/egress.
Variance requested is 1 additional wall sign.

ITEM NO. 4 – Canceled Meeting Business from April 2, 2020

Application No. 1601- Angela Tzelepis
46226 Forestwood Dr.
Plymouth MI 48170

Location – 46226 Forestwood Dr.

Tax I.D. Tax I.D. #78-056-01-0174-000
R-1-S Zoning District

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

<i>Variance No.</i>	<i>Zoning Ordinance Section/Standard</i>	<i>Location</i>	<i>Minimum Rear Yard Setback</i>	<i>Proposed Rear Yard Setback</i>	<i>Variance Required</i>
1601	Ordinance 99, Article 20, Sec 20.1	46226 Forestwood Dr.	Fifty Feet (50')	Forty-Three Feet (43')	Seven Feet (7')

The applicant is requesting one variance:

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1. The applicant is in an R-1-S zoning district and is requesting one variance to construct a 13'x19' sunroom that would reduce the rear yard setback to 43' feet whereas 50' feet is required. *Variance requested is Seven (7) feet.*

Application No. 1602- Plymouth Park & Eats (Tommy Haji)
39411 Schoolcraft
Plymouth MI 48170

Location – 39411 Schoolcraft

Tax I.D. Tax I.D. #78-024-99-0049-000
IND Zoning District

RE: Zoning Ordinance No. 99, Article 25 Sec 25.9 (2) (e) (1) Sign Regulations, Area, Height & Placement. Zoning Ordinance No. 99, Article 25 Sec. 25.6 (3) (a) (d) (e) Banners, Pennants, Spinners, and Streamers. Zoning Ordinance No. 99, Article 25 Sec. 25.8 (16) Signs Prohibited in All Districts

<i>Variance No.</i>	<i>Zoning Ordinance Section/Standard</i>	<i>Location</i>	<i>Maximum Signable Area 30%, 25.2 Square Feet</i>	<i>Proposed Signable Area</i>	<i>Variance Required</i>
1602	Ordinance 99, Article 25, Sec 25.1 (2) (e) (1)	39411 Schoolcraft	30% or 25.2' Square Feet	63.6' Square Feet of Dumpster Wall	Thirty-eight .4' (38.4') Square Feet of 7x12' Dumpster Wall
<i>Variance No.</i>	<i>Zoning Ordinance Section/Standard</i>	<i>Location</i>	<i>Banner Signs Shall Be Temporary</i>	<i>Proposed Banner Sign Shall Be Permanent</i>	<i>Variance Required</i>
1602	Ordinance 99, Article 25, Sec 25.6 (3) (a)	39411 Schoolcraft	Banner Signs Shall Be Temporary	Banner Sign Shall Be Permanent	One (1) Permanent Banner Sign
<i>Variance No.</i>	<i>Zoning Ordinance Section/Standard</i>	<i>Location</i>	<i>Banner Signs Shall Not Exceed 72 Hours</i>	<i>Proposed Banner Sign Shall Be Permanent</i>	<i>Variance Required</i>
1602	Ordinance 99, Article 25, Sec 25.6 (3) (d)	39411 Schoolcraft	Banner Signs Shall Not Exceed 72 Hours	Banner Sign Shall Be Permanent	One (1) Permanent Banner Sign
<i>Variance No.</i>	<i>Zoning Ordinance Section/Standard</i>	<i>Location</i>	<i>Banner Signs Shall Only Be Granted (4) Times Per Year</i>	<i>Proposed Banner Sign Shall Be Permanent</i>	<i>Variance Required</i>
1602	Ordinance 99, Article 25, Sec 25.6 (3) (e)	39411 Schoolcraft	Banner Signs Shall Only Be Granted (4) Times Per Year	Banner Sign Shall Be Permanent	One (1) Permanent Banner Sign
<i>Variance No.</i>	<i>Zoning Ordinance Section/Standard</i>	<i>Location</i>	<i>String or Rope Lights to Not Highlight Architectural Features</i>	<i>Proposed Rope Lights Strung Along Top of Fence</i>	<i>Variance Required</i>
1602	Ordinance 99,	39411 Schoolcraft	Prohibited Rope	Rope Lights	Allow Rope

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	Article 25, Sec 25.8 (16)		Lights Used to Highlight Architectural Feature	Strung Along Top of 4' Aluminum Fence	Lights to Be Strung Along Top of 4' Aluminum Fence
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RE: Zoning Ordinance No. 99, Article 28 Sec 28.8 (1) (b) Exterior Lighting, General Requirements, Zoning Ordinance No. 99, Article 28 Sec 28.8 (3) (b) Prohibited Exterior Lighting.

<i>Variance No.</i>	<i>Zoning Ordinance Section/Standard</i>	<i>Location</i>	<i>All Exterior Lighting Shall Be Directed Downward & Shielded</i>	<i>Proposed Rope Lighting</i>	<i>Variance Required</i>
1602	Ordinance 99, Article 28, Sec 28.8 (1) (b)	39411 Schoolcraft	Rope Lighting Shall Be Shielded & Directed Downward	Rope Lighting (Christmas Lights) & Festoon Lights (String Lights) Non-Shielded & No Downward Direction	Rope Lighting & Festoon Lighting with No Shielding & No Downward Direction
<i>Variance No.</i>	<i>Zoning Ordinance Section/Standard</i>	<i>Location</i>	<i>Prohibited Exterior Lighting</i>	<i>Proposed Exterior Lighting</i>	<i>Variance Required</i>
1602	Ordinance 99, Article 28, Sec 28.8 (3) (b)	39411 Schoolcraft	Unshielded Illumination of Landscaping Shall be Prohibited	Fence & Festoon Lighting Unshielded	Fence & Festoon Lighting to Be Unshielded

RE: Zoning Ordinance No. 99, Article 28 Sec 28.9 (1) Waste Receptacle Requirements, Zoning Ordinance No. 99, Article 28 Sec 28.9 (2) (a) Waste Receptacle Enclosures.

<i>Variance No.</i>	<i>Zoning Ordinance Section/Standard</i>	<i>Location</i>	<i>Prohibited Waste Receptacles in Open Yards or Lots</i>	<i>Proposed Waste Water Receptacle in Open Lot</i>	<i>Variance Required</i>
1602	Ordinance 99, Article 28, Sec 28.9 (1) (a)	39411 Schoolcraft	No Waste Receptacles in Open Yard or Lots	Waste Water Receptacle in Open Lot	Waste Water Receptacle in Open Lot
<i>Variance No.</i>	<i>Zoning Ordinance Section/Standard</i>	<i>Location</i>	<i>Waste Receptacle Enclosures</i>	<i>Proposed Waste Receptacle</i>	<i>Variance Required</i>
1602	Ordinance 99, Article 28, Sec 28.9 (2) (a)	39411 Schoolcraft	Waste Receptacles Shall be Completely Enclosed	Unenclosed & Free-Standing Waste Water Receptacle	Waste Water Receptacle Free Standing & Unenclosed

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The applicant is requesting nine variances:

1. The applicant does not have a building on site, so he has used the 7'x12' (84' square foot) dumpster wall for his wall sign (aka mural). The mural painting is 63.6' square feet whereas the maximum signable area is 30% or 25.2' square feet. *The one variance requested is 38.4' square feet of signable area.*
2. Banner signs shall be temporary, not to exceed 72 hours and not to exceed 4 times per year. The applicant has no place on the property where a monument sign can be constructed so the banner has been installed on the 4' aluminum fence. *The three variance requests are: (1) to be allowed the banner to stay attached to the fence permanently hence (2) exceeding the 72 hours and (3) more than the 4 times per year.*
3. The string lights (Christmas lights) attached to the top of the 4' fence around the property are prohibited to highlight architectural features. *The one variance requested is to allow string lights (Christmas lights) to be used as an architectural feature.*
4. All exterior lighting shall be directed downward and shielded; if not the lighting is prohibited. The applicant has the rope lighting (Christmas lights) and festoon lighting (string lights) both of which are not shielded or directed downward. *The two variance requests are: (1) to allow both the rope & string lights be allowed to stay permanently even though (2) they are not shielded or downward directed.*
5. The waste water receptacle is a free-standing tank sitting on the court pavement whereas the ordinance states it is prohibited to be in an open lot and should be enclosed within a structure. *The two variances requested are: (1) to allow the waste water tank to remain free standing with (2) no enclosure.*

ITEM NO. 5 – New Business

Application No. 1603- Boleski Funeral Home
25509 W Warren RD
Dearborn Heights MI 48127

Location – Vacant Land S 5 Mile RD/E Haggerty RD Corner Lot

Tax I.D. Tax I.D. #78-021-99-0008-701 & #78-021-99-0008-702
OS (Consent Judgement) Zoning District

RE: Zoning Ordinance No. 99, Article 20 Sec 20.2 (o) (r) Height, Area, Lot Coverage, Yard Requirements and Floor Area (as amended 10/25/07).

<i>Variance No.</i>	<i>Zoning Ordinance Section/Standard</i>	<i>Location</i>	<i>Minimum Front Yard Setback with Parking</i>	<i>Proposed Front Yard Setback with Parking</i>	<i>Variance Required</i>
1603	Ordinance 99, Article 20, Sec 20.2 (o)	Vacant Land Corner of 5 Mile RD/Haggerty RD	Seventy-five Feet (75')	Sixty-six.6 Feet (66.6')	Eight.6 Feet (8.6')
<i>Variance No.</i>	<i>Zoning Ordinance Section/Standard</i>	<i>Location</i>	<i>Minimum Side Yard Setback with Parking</i>	<i>Proposed Side Yard Setback with Parking</i>	<i>Variance Required</i>

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1603	Ordinance 99, Article 20, Sec 20.2 (r)	Vacant Land Corner of 5 Mile RD/Haggerty RD	Seventy-five Feet (75')	Sixty-six.6 Feet (66.6')	Eight.6 Feet (8.6')
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The applicant is requesting two variances:

The applicant is in an OS (Consent Judgement) zoning district and is requesting two variances to construct a 11,621' square foot new commercial funeral home with parking located front & side yards:

1. To reduce the front yard (5 Mile RD) setback to 66.6' feet whereas 75' feet is required. *Variance requested is eight .6 feet (8.6) front yard setback.*
2. To reduce the side yard (Haggerty RD) setback to 66.6' feet whereas 75' feet is required. *Variance requested is eight.6 feet (8.6) side yard setback.*

Application No. 1604- Rayyan Center
46441 5 Mile RD
Plymouth MI 48170

Location – 46441 5 Mile RD

Tax I.D. Tax I.D. #78-010-99-0002-712
IND Zoning District

RE: Zoning Ordinance No. 99, Article 19 Sec 19.3 (5) IND District, Uses Specifically Prohibited

<i>Variance No.</i>	<i>Zoning Ordinance Section/Standard</i>	<i>Location</i>	<i>Uses Specifically Prohibited</i>	<i>Proposed Use</i>	<i>Variance Required</i>
1604	Ordinance 99, Article 19, Sec 19.3	46441 5 Mile RD	School	Montessori Pre-school	Allow Montessori Pre-school

1. The applicant is in an IND zoning district and is requesting one variance to allow a Montessori Pre-school whereas schools are specifically prohibited. *Variance requested is to allow a Montessori Pre-school within an existing building in an IND district.*

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)