

**CHARTER TOWNSHIP OF PLYMOUTH
ZONING BOARD OF APPEALS MINUTES
REGULAR MEETING
THURSDAY, OCTOBER 2, 2014**

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

MEMBERS PRESENT: Michael Carlin
Robert Doroshewitz
Robert Harris
Harry Jachym
Ray Sturdy, Jr.

MEMBERS ABSENT: None

OTHERS PRESENT: Mark Lewis, Chief Building Official
12 members of the public

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meeting – September 4, 2014

Moved by Mr. Carlin and supported by Mr. Doroshewitz to approve the minutes of the regular meeting of September 4, 2014 as presented. Ayes all.

ITEM NO. 2 – NEW BUSINESS

**1. Application No. 1520- Mr. Guiseppe (Joe) Alongi (Owner)
39405 Jasmine CR
Northville MI 48168**

**Location – Retail Building (Entire plaza)
Addresses: 40504, 40512, 40516, 40540, 40550
Ann Arbor Trail
Plymouth MI 48170**

**Tax I.D #78-027-01-0121-000 (40540, 40550)
#78-027-01-0123-000 (40504, 40512, 40516)**

RE: Zoning Ordinance No. 99, Article 25 Sign Regulations Sec 25.8 Signs Prohibited in All Districts (11) Roof Signs (14) Wall panel signs

<u>Variance No.</u>	<u>Zoning Ordinance Section/Standard</u>	<u>Location</u>	<u>Mansard Roof Signage & Panel Signage not allowed</u>	<u>Proposed Mansard Roof & Panel Signage</u>	<u>Variance Required</u>
1520	Ordinance 99, Article XXV, Sec 25.8 (11) (14)	Entire Plaza (40540, 40550, 40504, 40512, 40516 Ann Arbor Trail)		To allow 40% of the signable area on vertical portion of mansard roof & sign to only include name of business	Panel wall sign on mansard roof

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The applicant is requesting two variances:

- The applicant is in a C-1 zoning district and is requesting two variances for the entire plaza: 40504, 40512, 40516, 40540, 40550 Ann Arbor TR (40522 Ann Arbor TR was already granted a variance 3/1/12, see minutes attached):
 - First, is for a panel wall sign which is prohibited in any zoning district. *The variance requested is for a panel sign that will only state the name of the business.*
 - Second, is for a wall sign on a mansard roof, which is also prohibited in any zoning district. *The variance requested is for a panel wall sign with a maximum signable area of 40% on the vertical portion of the mansard roof.*

Present to discuss the sign requests were Mr. and Mrs. Alongi, the building owners, and the following tenants: Mr. Leone of the tax service at 40504 Ann Arbor Trail; Ms. King of King Family Chiropractic, 40540 Ann Arbor Trail; and Mr. Allen of Allstate Insurance, 40516 and 40512 Ann Arbor Trail.

The Board reviewed the action taken when the Trade Vine Party Store applied for signage on their portion of the building in 2012: The vertical part of the mansard could be considered as signable area and a sign was permitted that used 40 percent of the area in that vertical rectangle. The sign could not protrude above the vertical area and it would have to be limited to identification of the business or business services. It was determined at that time that monument signage would be impossible because of the proximity to the road.

The tenants answered questions about the types of signs they hoped to have.

Chairman Jachym opened the floor to comments from those present. Comments were made regarding the lack of visibility of the buildings because of no signage, the possibility of consistent signage, the presence of the non-conforming grandfathered Elite Hair Fashions sign at 40550 Ann Arbor Trail which would not have to comply unless it needed alteration or repair, and the hope that spotlights would not disturb the houses across the street.

Chairman Jachym noted his doctor/client relationship with King Chiropractic.

It was moved by Mr. Sturdy and supported by Mr. Harris that the variance in Application 1520 be approved to the extent that signage be permitted on the vertical portion of the mansard roof at the addresses 40540, 40504, 40512 and 40516 Ann Arbor Trail with the limitation that the signage would only use 40 percent of the signable area, as was done earlier for the Trade Vine Market, recognizing that at 40504 there would be a panel sign, and 40512 and 40516 would be considered a single unit for the purposes of area calculation to permit the proposed channel letter sign and logo; and at 40540 a panel sign is limited to 40 percent of signable area on the vertical portion of the roof. These signs are

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to contain only premise identification and not product or service offerings, recognizing that for purposes of the panel sign at 40504 the nature of the services may be identified as tax and accounting services; and for the chiropractic clinic at 40540 chiropractic services may also be with the name of the company. Also, the phone number is approved for the tax and accounting services and chiropractic office, as is the Allstate logo on their sign. Ayes all on a roll call vote.

Moved by Mr. Harris and supported by Mr. Sturdy to adjourn the meeting at 6:36 p.m.

Respectfully submitted,

Raymond O. Sturdy, Jr.

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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)