

**CHARTER TOWNSHIP OF PLYMOUTH
ZONING BOARD OF APPEALS MINUTES
REGULAR MEETING
THURSDAY, JUNE 7, 2007**

Meeting called to order at 6:00 p.m. by Chairman Levensgood.

MEMBERS PRESENT: Gene Levensgood
Harry Jachym
Ray Sturdy, Jr.

MEMBERS ABSENT: Robert Doroshewitz, Excused
Jim Zdanek, Excused

OTHERS PRESENT: Mark Lewis, Chief Building Official
Alice Geletzke, Recording Secretary
No members of the public

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meetings – April 5, 2007, and May 3, 2007

Moved by Mr. Levensgood, supported by Mr. Jachym, to approve the minutes of the regular meetings of April 5, 2007, and May 3, 2007, as presented. Ayes all.

ITEM NO. 2 – RECONSIDERATION OF APPLICATION NO. 1432, JAN SIGNS, INC.

**1. Application No. 1432 - Jan Signs Inc.
5395 Cogswell
Wayne, MI 48184**

**Location - Lovers Lane Inc.
46750 Port Street
Plymouth, MI 48170
Tax I.D. #R78-010-01-0007-300**

RE: Zoning Ordinance No.99, Section-25.9.2 (f)

<u>Variance No.</u>	<u>Zoning Ordinance Section/Standard</u>	<u>Location</u>	<u>Allowed Placement Of Wall sign</u>	<u>Proposed Placement of Sign</u>	<u>Variance Required</u>
1	Ord. 99, Section 25.9.2 (f)	46750 Port Street	1 Wall Sign per Façade with Public Ingress/Egress	Wall sign on the south façade without a public Ingress/Egress	Placement of Façade without a public Ingress/Egress

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The applicant is requesting one variance:

1. The applicant is requesting one wall sign that says “loverslane.com” to be placed on the side of the building that does not have a public means of ingress or egress.

Mr. Sturdy indicated the request was denied as follows at the December 7, 2006, meeting:

“Moved by Mr. Sturdy, supported by Mr. Levengood, to deny the request for placement of a wall sign on the south side of the façade without public ingress or egress as requested in Application 1432, Jan Signs for Lovers Lane, Inc., 46750 Port Street. Ayes all.”

He presented a packet explaining the need for reconsideration of the decision. He noted the zoning ordinance requires a sign to be placed on the face of the building containing an entrance. At this particular building, the main entrance is at the southwest corner of the west wall of the building. The previous sign had been located on the south face of the building at the southwest corner near the entrance but not technically on the façade with public ingress and egress. What was determined in December was that it seemed to make more sense to place the sign over the door because that appeared to provide greater sign visibility and placing the sign where the former sign had been would be the continuation of a non-conforming use.

He referred to the second page of the packet presented which showed photographs of a number of trees with no leaves in front of the entrance; however, other more recent photographs in the packet show how the façade over the entrance where the sign would be placed is totally obscured when the Serengeti-type crabapple trees are fully leafed out. If the sign is located in the variance location, it would be readily visible. The applicant would have to remove the landscaping in order to comply with the Board’s denial of their request for variance. He felt it is a better solution, upon reconsideration, to grant the variance request.

Mr. Jachym didn’t see a problem with the sign’s location and would support the motion because of the practically difficulty caused by the landscaping.

Moved by Mr. Sturdy, supported by Mr. Jachym, to reconsider and grant the relief originally requested in Application 1432, Jan Signs for Lovers Lane, Inc., 46750 Port Street, for placement of a wall sign on the southwest corner of the south side of the façade. Ayes all.

Moved by Mr. Sturdy, supported by Mr. Jachym, to adjourn the meeting. Ayes all.

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The meeting was adjourned at 6:15 p.m.

Respectfully submitted,

Raymond O. Sturdy, Jr.

Raymond O. Sturdy, Jr., Secretary
Zoning Board of Appeals

**NOTE: Upon granting a zoning variance, a building permit is required.
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 Human Resource Office, Charter Township of Plymouth, 9955 N. Haggerty Road, Plymouth, Michigan, 48170, (734) 453-3202, TDD users: 1-800-649-3777 (Michigan Relay Service)-