

**CHARTER TOWNSHIP OF PLYMOUTH
ZONING BOARD OF APPEALS MINUTES
REGULAR MEETING
THURSDAY, JANUARY 3, 2008**

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

MEMBERS PRESENT: Robert Doroshewitz
Gene Levensgood
Harry Jachym
Ray Sturdy, Jr.
Jim Zdanek

MEMBERS ABSENT: None

OTHERS PRESENT: Mark Lewis, Chief Building Official
Alice Geletzke, Recording Secretary
9 members of the public

Board members agreed to add Item No. 4 to the agenda, Election of Officers.

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meetings – December 6, 2007.

Moved by Mr. Doroshewitz, supported by Mr. Zdanek, to approve the minutes of December 6, 2007, as presented. Ayes all.

ITEM NO. 2 – NEW BUSINESS

**1. Application No. 1452- Innerface Architectural Signage
506 Thornehill Trail
Oxford, MI 48371**

Location – **Henry Ford Health Systems
14300 Beck Rd
Plymouth, MI 48170**

Tax I.D. #78-011-99-0001-710

RE: Zoning Ordinance No. 99, Article XXV, Sign Regulations; Area, Height and Placement Regulations 25.9.1(b)

**CHARTER TOWNSHIP OF PLYMOUTH
ZONING BOARD OF APPEALS MINUTES
REGULAR MEETING
THURSDAY, JANUARY 3, 2008**

<u>Variance No.</u>	<u>Zoning Ordinance Section/Standard</u>	<u>Location</u>	<u>Allowed Maximum Sign Area</u>	<u>Proposed Maximum Sign Area</u>	<u>Variance Required</u>
1452	Ordinance 99, Article XXV, Sec 25.9.1 (b)	14300 Beck RD	Sixty (60) Square Feet	Seventy .68 (70.68) Square Feet	Ten .68 (10.68) Square Feet

The applicant is requesting one variance:

- This application is in a TAR zoning district. The applicant is requesting a variance in maximum sign area for a ground sign; the monument sign would be 43' from the curb at Beck Road with a road frontage on Beck Road of 210'. The ordinance allows a maximum sign area of sixty (60) square feet, the applicant is proposing a maximum sign area of seventy .68 (70.68) square feet, the applicant is requesting a variance of ten .68 (10.68) square feet.

Kathy Wichman of Innerface Architectural Signage addressed the Board and answered questions. She indicated Henry Ford Health Systems has adopted new standards for signage. A recent patient survey indicated visitors wished the address to be featured more visibly, particularly at this site. The building is far back from the road and is located in an industrial area. Although the proposed sign is 10.68 ft. larger than the ordinance presently allows, the proposed sign is smaller than the current sign. Part of the base is included in the allowable signage calculation which boosts the overall square footage.

Mr. Sturdy noted that Ms. Wichman has presented a letter to the board, dated November 12, that provides information that helps with determining whether the request meets the seven criteria the Board must consider. The layout of the property illustrates exceptional circumstances and notes the practical difficulty of being between the expressway ramp and the railroad right-of-way.

He indicated the Planning Commission has been concerned about in signage in general. In this situation, the sign is proposed to be located 43 feet off the road. The Zoning Ordinance provides for an increase in signage area with increased distance from the street setback line. For signs set back 22 feet, the maximum sign area permitted is 60 square feet and the area increase is capped at that value for signs set further back. In this situation, with a 43 foot setback, the applicant is only seeking an increase to 70.68 square feet. This clearly is in line with the intent of the ordinance that signs could be permitted to be larger if they are further back. Adding a clear address to the sign is also something the Planning Commission has been trying to encourage, and the applicant should not be penalized for this addition.

**CHARTER TOWNSHIP OF PLYMOUTH
ZONING BOARD OF APPEALS MINUTES
REGULAR MEETING
THURSDAY, JANUARY 3, 2008**

Moved by Mr. Doroshewitz, supported by Mr. Sturdy, to approve a 10.68 square foot variance requested in Application 1452, to replace the existing sign with a new 70.68 square-foot sign at Henry Ford Health Systems, 14300 Beck Road. Ayes all.

**2. Application No. 1453-Trowbridge Homes Construction LLC
2617 Beacon Hill
Auburn Hills, MI 48326**

Location – **Andover Lakes
12285 Wendover DR, Lot 30
Plymouth, MI 48170**

Tax I.D. #78-042-04-0030-000

RE: Zoning Ordinance No. 99, Article 22.10, Single Family Cluster Housing Amendments General Conditions.

<u>Variance No.</u>	<u>Zoning Ordinance Section/Standard</u>	<u>Location</u>	<u>Required Distance Between Homes</u>	<u>Proposed Distance Between Homes</u>	<u>Variance Required</u>
1453	Ordinance 99, Article XXII, Sec 10	12285 Wendover	Sixteen (16) Feet	Twelve (12) Feet five (5) inches	Three (3) Feet Seven (7) inches

The applicant is requesting one variance:

- This applicant originally came before the ZBA on May 3, 2007 requesting a five foot, six inch variance in the required distance between homes in this Cluster Housing Option development. The home proposed at that time projected a significant distance into the rear yard blocking, to some degree, the view from the rear window in the home immediately to the west. It was suggested that the applicant and the homeowner on the adjacent lot consider alternatives and return to the ZBA within 60 days. More time was needed so the applicant submitted a revised layout plan as a new request.
- Approval was granted by the Planning Commission and Township Board of Trustees for the original Cluster Housing Option in an R-1-H zoning district allowing a distance between homes of sixteen (16) feet between each residence. With the proposed new residential dwelling, the distance between lot 30 & 31 would be twelve (12) feet five (5) inches. The applicant is *requesting a distance between dwellings on lot 30 & 31 a variance of three (3) feet seven (7) inches.*

**CHARTER TOWNSHIP OF PLYMOUTH
ZONING BOARD OF APPEALS MINUTES
REGULAR MEETING
THURSDAY, JANUARY 3, 2008**

Tony Randazzo of Trowbridge Homes Construction, presented revised plans and elevations for the proposed home to be built on Lot 30, reducing the amount of variance requested and virtually eliminating the visual obstruction presented to the adjacent property to the west. He indicated the new plans had been suggested by and reviewed with an architect in the neighborhood who had appeared at the earlier hearing in May.

Jeff Dzdyk and Heather Gatny, property owners on Lot 31, had a number of questions for Mr. Randazzo, as did Mohammed Alavedi, owner of the home on Lot 29 which is located at least twenty-five feet east of the applicant's proposed home on the east side of a drainage easement between the properties. Ms. Gatny raised concerns regarding location and maintenance of some county-required fencing on the property and Mr. Alavedi expressed his objections to the new plan because he felt a home constructed on applicant's lot would effectively box in the view from the rear of his home.

Moved by Mr. Sturdy, supported by Mr. Jachym, to grant the variance requested in Application 1453, by Trowbridge Homes Construction at 12285 Wendover Drive, Lot 30, given that the criteria required by ordinance have been met and that applicant had made a significant modification to his building plans resulting in a substantial reduction in, if not total elimination of, any visual obstruction to rear of the property to the west as well as a 2-foot reduction in the variance requested. Ayes all.

**3. Application No. 1454- L & R Construction
16749 Dixie Hwy #9
Davisburg, MI 48350**

Location – **Speedway Super America
15255 Sheldon RD
Plymouth, MI 48170**

Tax I.D. #78-014-99-0001-001

RE: Zoning Ordinance No. 99, Article 20, Sec 20.1, Height, Area, Lot Coverage, Yard Requirements and Floor Area.

<u>Variance No.</u>	<u>Zoning Ordinance Section/Standard</u>	<u>Location</u>	<u>Required Rear Yard Setback</u>	<u>Proposed Rear Yard Setback</u>	<u>Variance Required</u>
1454	Ordinance 99, Article XX, Sec 20.1	15255 Sheldon RD	Twenty (20) Feet	Fourteen (14) Feet 2 Inches	Five (5) Feet ten (10) inches

The applicant is requesting one variance:

**CHARTER TOWNSHIP OF PLYMOUTH
ZONING BOARD OF APPEALS MINUTES
REGULAR MEETING
THURSDAY, JANUARY 3, 2008**

- The applicant is in a C-2 zoning district and is proposing a 12' to the north and 15' to the west addition to the existing building. The minimum required rear yard setback is twenty (20) feet, this proposed addition would create a rear yard setback of fourteen (14) feet nine (9) inches, encroaching into the required rear yard setback by five (5) feet ten (10) inches. The applicant is asking for a rear yard setback *variance of five (5) feet ten (10) inches.*

Erik Nachtrab, Charles Selves, and Amin Alhumaich addressed the Board and answered questions. Mr. Nachtrab indicated the size of the addition is required because of the addition of a customer walk-in refrigerator area. The “rear yard” of the station backs up to the “side yard” of a Burger King restaurant, but that side yard is, in reality, a rear yard used only for drive-in window service, and there are no apparent pedestrian or traffic problems to be concerned about. The board noted that there is an 8 foot +/- brick/block wall located much closer to the rear lot line that runs almost half the length of the property, and that the proposed addition would not be nearly as close to the rear property line at that wall.

Mr. Sturdy commended the applicant for the proposed addition of four new large trees to replace the two that would have to be removed at this gateway location to the Township.

Moved by Mr. Sturdy, supported by Mr. Jachym, to approve the 5-foot, 10-inch variance requested in Application 1454 for a reduction in rear yard setback at the Speedway Super American, 15255 Sheldon Road, for the reason that the variance criteria has been met and the proposed addition would be an enhancement to property within the community. Ayes all.

4. Election of Officers

Moved by Mr. Sturdy, supported by Mr. Jachym, to nominate Gene Levensgood as Chairman. Ayes all.

Moved by Mr. Jachym, supported by Mr. Levensgood, to nominate Ray Sturdy as Secretary. Ayes all.

Moved by Mr. Sturdy, supported by Mr. Levensgood, to nominate Jim Zdanek as Vice Chairman. Ayes all.

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

Chairman Levensgood adjourned the meeting at 7:12 p.m.

Respectfully submitted,

Raymond O. Sturdy, Jr.

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

**CHARTER TOWNSHIP OF PLYMOUTH
ZONING BOARD OF APPEALS MINUTES
REGULAR MEETING
THURSDAY, JANUARY 3, 2008**

**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)-