

**CHARTER TOWNSHIP OF PLYMOUTH
ZONING BOARD OF APPEALS MINUTES
REGULAR MEETING
THURSDAY, DECEMBER 3, 2009**

Meeting called to order at 6:03 p.m. by Chairman Levensgood.

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

MEMBERS ABSENT: Harry Jachym, Excused

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

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meetings – November 5, 2009.

Mr. Doroshewitz was granted permission to abstain from voting on approval of the minutes because he was not present at the meeting.

Moved by Mr. Sturdy, supported by Mr. Zdanek, to approve the minutes of the regular meeting of November 5, 2009. Ayes all with Mr. Doroshewitz abstaining.

ITEM NO. 2 – NEW BUSINESS

**1. Application No. 1469- Brembo Brakes
47765 Halyard
Plymouth MI 48170**

**Location – 47765 Halyard
Plymouth MI 48170**

Tax I.D. #78-008-01-0030-001

RE: Zoning Ordinance No. 99, Article 25, Sec 25.9 (b) (g), Sign Regulations, Area, Height and Placement Regulation, Maximum Sign Area Premises with Street Frontage 200 Feet or Greater and Monument signs shall have a brick or masonry block base.

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<u>Variance No.</u>	<u>Zoning Ordinance Section/Standard</u>	<u>Location</u>	<u>Maximum Height</u>	<u>Proposed Height</u>	<u>Variance Required</u>
1469	Ordinance 99, Article XXV, Sec 25.9 (b)	47765 Halyard	Ten (10) Feet	Twelve Feet and Five Inches (12.5)	30 Inches or Two Feet and 5 Inches (2.5)
<u>Variance No.</u>	<u>Zoning Ordinance Section/Standard</u>	<u>Location</u>	<u>Required Base Material</u>	<u>Proposed Base Material</u>	<u>Variance Required</u>
1469	Ordinance 99, Article XXV, Sec 25.9 (g)	47765 Halyard	Brick or Masonry	Aluminum	From Masonry to Aluminum

The applicant is requesting two variances:

The applicant is requesting two variances and is in a TAR zoning district and has over 200 feet of road frontage. They are proposing (1) monument sign that will be twelve feet and five inches (12.5) in overall height. The base will meet the 30 inch requirement for snow accumulation and then the letters and white space will equal ten (10) feet for an overall height of twelve feet and 5 inches (12.5). The applicant is asking for a thirty inch (30") variance in maximum height.

They are also asking for a variance in materials from masonry to aluminum for the base of the sign per Figure 4 of the packet.

Mr. Jim Capo of DeMattia Group addressed the board, answered questions and presented drawings. Also present was the vice-president of Brembo Brakes.

Board members discussed the location of the sign on a non-major thoroughfare in the Metro West industrial area and the need for visibility primarily for ingress/egress identification. They also discussed the necessity for additional space for putting the address on the sign. There were no objections to the proposal from any neighbors in the area.

Mr. Sturdy noted that the Bosch Corporation appeared before the Planning Commission because of their PUD status and had a similar request where the corporate logo issues were of significant importance. The Planning Commission granted their request with successful results.

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The Board further identified that the Brembo proposal meets all the criteria necessary for Board approval.

Moved by Mr. Sturdy, supported by Mr. Doroshewitz, to grant the request in Application 1469, Brembo Brakes, 47765 Halyard, for a variance allowing sign height up to 13 ft.

Mr. Levengood amended the motion to include that the address of the building be put on the sign. This amendment was agreed to by the maker and supporter of the original motion.

Ayes all.

Moved by Mr. Sturdy, supported by Mr. Zdanek, to grant the variance requested in Application 1469, Brembo Brakes, 47765 Halyard, to allow the base material to be all aluminum rather than masonry. Ayes all.

Moved by Mr. Study, supported by Mr. Doroshewitz, to adjourn the meeting. Ayes all.

Chairman Levengood adjourned the meeting at 6:25 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)-