

201 S. Main
Plymouth, MI 48170
www.ci.plymouth.mi.us
ZONING BOARD OF APPEALS MEETING MINUTES
Thursday, February 2, 2017

1. Meeting called to order at 7:05 P.M. by Chairman Devine

2. Roll Call

Members Present: Ed Krol, Joe Elliott, Kara Giummo, Mike Devine
Members Absent: Dan Mooney
Alternate Present: Scott Silvers
Alternate Absent: Gloria Poirier
Others Present: John Buzuvis, Comm. Development Director
Greta Bolhuis, Asst. Comm. Development Dir.

3. Approval of the Meeting Minutes

A motion was made by Comm. Giummo, supported by Comm. Krol to approve the regular minutes of December 1, 2016 as presented.

MOTION CARRIED UNANIMOUSLY.

4. Approval of the Agenda

A motion was made by Comm. Krol and supported by Comm. Giummo to approve the agenda as amended.

MOTION CARRIED UNANIMOUSLY.

Chairman Devine welcomed Joe Elliott as the newest ZBA Commissioner.

5. Election of Officers

Election of Chairperson

Greta Bolhuis asked for nominations for Chairperson.

Comm. Krol nominated Comm. Devine as Chairperson.

Greta Bolhuis asked for any other nominations. No other nominations were made. Nominations were closed and there was a unanimous vote of approval for Comm. Devine to be Chairman.

Election of Vice-Chairperson

Chairman Devine asked for nominations for Vice-Chairperson.

Comm. Devine nominated Comm. Giummo as Vice-Chairperson.

Chairman Devine asked for any other nominations. No other nominations were made. Nominations were closed and there was a unanimous vote of approval for Comm. Giummo to be Vice-Chairman.

6. Old Business

None.

7. New Business

Z17-01 499 N. Main
Non-Use Variance Requested
Front yard setback and projection into front yard setback
Zoned: B-3, General Business
Applicant: Sundance Inc.

Jennifer Smith and Jim Barnwell, applicants, presented their case. Ms. Smith explained the proposed rebuild and upgrade to the existing Taco Bell. She stated the new building is substantially larger and set back further from the street. Ms. Smith explained that the requirement for the 50 foot setback is due to the classification of drive through as a special land use in B-3. She stated that the site is unique as it is on a 56 degree angle to the street.

Citizen Comments

None.

Board Discussion

Comm. Krol noted discrepancies between the table and the sketch provided.

Comm. Elliott asked if there was a previous variance in place for the current building. It was confirmed that there were no prior variances that were found in city records.

Comm. Silvers stated that proposed rebuild promoted walkability.

Comm. Devine did not believe that the projection into front yard variance request was required. The variance request was discussed with city staff for clarification.

Comm. Krol asked about specific elements of the plans related to corporate requirements.

Motion

A motion was made by Comm. Krol to approve Z17-01, supported by Comm. Elliott, 499 N. Main for a variance of 5.3 feet for the front yard setback of 44.7 feet, limited to the hypotenuse of the southeastern corner of the proposed property.

Finding of Fact: The unique shape of the lot and angled road and that the proposed structure is more compliant to the ordinance than the existing building.

YES Elliott, Silvers, Krol, Giummo, Devine

NO None

MOTION CARRIED UNANIMOUSLY.

The variance granted is for 5.3 feet for the front yard setback.

Motion

A motion was made by Comm. Silvers, supported by Comm. Krol, Z17-01 for 499 N. Main that the variance for the outdoor patio is unnecessary.

Finding of Fact: The provision and restriction of exterior, at-grade patios is not referenced within Section 78-283 of the ordinance.

YES Elliott, Silvers, Krol, Giummo, Devine

NO None

MOTION CARRIED UNANIMOUSLY.

The variance is not necessary.

Z17-02 1327 S. Main
Non-Use Variance Requested
Signage
Zoned: B-1, Local Business
Applicant: Harmon Signs

Jeff Hearn, owner, explained his intent with the building upgrades and wants to make it look like everything fits, particularly with the new sign.

John, applicant, presented his case. He explained that the intent is to make a different, more readable sign. John explained that the letters of the new sign are not as askew as the previous sign,

but there are still numerous ascenders and descenders of the "H" and "y" which complicate the sign area calculation. He explained the different ways to calculate the area of the sign and said that the current sign was around 55 square feet.

Citizen Comments

None.

Board Discussion

Comm. Silvers discussed the potential for a custom sign. He presented scaled drawings to the board. In his opinion it did not make sense to place a **smaller sign on the enlarged façade**. He also questioned the three independent signs that made up the single wall sign.

The applicant mentioned the calculation of the Rite Aid sign down the road and the three separate capsules, like what was being proposed. He explained that from a construction standpoint they are three individual signs.

Comm. Giummo asked if the ordinance only allowed one wall sign on a building.

Comm. Elliott interpreted the ordinance as total signage.

Comm. Giummo did not want to call them three independent signs if three separate signs are not allowed.

Comm. Silvers said that the Planning Commission and City Commission were currently working on the sign ordinance.

The board discussed how to calculate the area of the sign and the space between the signs. The board discussed the interpretation of the sign ordinance. The board decided how to calculate the square footage.

Motion

A motion was made by Comm. Silvers to approve Z17-02, supported by Comm. Giummo, 1327 S. Main as requested, for a variance of 0.6 square feet, based on the recalculation by the board.

Finding of Fact: Far less than the existing signage which was 55 feet and that the board has recalculated the required variance based on the individual capsules within the proposed single sign.

YES Elliott, Silvers, Krol, Giummo, Devine

NO None

MOTION GRANTED UNANIMOUSLY.

The variance granted is for 0.6 square feet for a wall sign.

8. Reports and Correspondence

None.

9. Commissioner Comments

Comm. Krol made a comment about the 6 foot wall at Taco Bell and asked if it was part of the site plan review.

A motion was made by Comm. Krol, supported by Comm. Silvers, to adjourn.

MOTION CARRIED UNANIMOUSLY.

Meeting adjourned at 8:08 p.m.

Respectfully Submitted,
Greta Bolhuis, Asst. Community Development Director