

**CITY OF BRIGHTON
ZONING BOARD OF APPEALS
AGENDA
FEBRUARY 12, 2015**

Blue Sky Session – 7:00 p.m.

Regular Session – 7:30 p.m.

1. Call to Order
2. Roll Call
3. Approval of the January 8, 2015 Meeting Minutes
4. Approval of the February 12, 2015 Agenda

Old Business

5. **Karen Gill, 822 E. Grand River, Parcel ID (18-31-204-001)**, is proposing a ground sign 6 feet wide by 5 feet tall, a total sign area of 24 square feet per side. The proposed ground sign will have an animated, full color LED digital message center component. **Article IV, Section 66-91 (a)(14)(a)** states no sign shall be permitted which is animated by means of flashing, scintillating, blinking or traveling lights or any other means not providing constant illumination (unless specifically permitted in special sign districts). A variance to allow an animated full color LED digital message center sign at 822 E. Grand River is being requested.

New Business

6. **Northridge Woods LLC for a vacant parcel off Black Walnut (18-06-100-034)**, is requesting a variance to allow the removal of excess soil from the Northridge Woods site off Black Walnut. The developer is requesting to remove excess soil to build roads and buildings. **Sec. 98-46. Removal of soil, sand or other material** states the use of land for the removal of topsoil, sand, gravel or other material from the land is not permitted in any district except under a temporary certificate from the board of appeals, which may be denied or issued in appropriate cases upon the filing of an application accompanied by a suitable agreement or bond that such removal will not cause stagnant water to collect, or leave the surface of the land at the expiration of such permit in an unstable condition or unfit for the growing of turf or other land uses permitted in the district in which such removal occurs. A temporary certificate for 1 year is being requested to allow the removal of excess soil from the Northridge Woods site.
7. **Steve Alexander w/ Group 10 Management for 8589 W. Grand River (18-30-100-066)**, is requesting a variance to allow the removal of excess soil from 8589 W. Grand River at the corner of W. Grand River and Orndorf/Best Buy Drive. The developer is requesting to remove excess soil to balance the site and construct two new commercial buildings and site improvements. **Sec. 98-46. Removal of soil, sand or other material** states the use of land for

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8. Staff Updates
9. Call to the Public
10. Adjournment