

**CITY OF BRIGHTON  
ZONING BOARD OF APPEALS  
MINUTES  
October 8, 2015**

**1. Call to Order**

Chairperson Angst called the meeting to order at 7:30 p.m. and the following members were present:

**2. Roll Call**

David Chaundy – Present  
Russ Gottschalk – Present  
Doug Angst – Present  
Ricci Bandkau - Present  
Dave Senak – Present  
David McLane – Absent  
Alicia Urbain – Absent  
Barbara Curtis - Absent

Kathleen Kline-Hudson

Audience – 6

Motion by Board Member Bandkau, seconded by Gottschalk, to excuse the absences of Board Members Urbain and McLane. **The motion carried unanimously.**

Chairman Angst welcomed Kathleen Kline-Hudson from the Livingston County Department of Planning. She will be handling the City's planning until a new Planning and Zoning Director is hired.

Ms. Kline-Hudson introduced herself. She is the Director of the department and has been there for 25 years. She has two staff members who each have 10-15 years of experience in planning.

Each of the Board Members introduced themselves.

**3. Approval of the April 9, 2015 Meeting Minutes**

Motion by Board Member Senak, seconded by Board Member Bandkau, to approve the meeting minutes of April 9, 2015. **The motion carried unanimously.**

**4. Approval of the October 8, 2015 Meeting Agenda**

Motion by Board Member Chaundy, seconded by Board Member Senak, to approve the October 8, 2015 agenda as presented. **The motion carried unanimously.**

**Old Business**

## **New Business**

**5. Big Boy Restaurant/Mecati Investments (Tax ID#4718-30-100-088)**, is proposing a ground sign approximately 92 and ½ inches tall by 62 inches wide to be located at 8510 W. Grand River Avenue. The proposed ground sign is a statue that will represent the Big Boy restaurant brand. The applicant is seeking a variance from Section 66-95 which restricts the maximum height of a ground sign to six (6) feet in the General Business and Limited Intensity Business/Office Zones. A variance to allow the full height of the ground sign (7 feet and ¾ inches) to be allowed at 8510 W. Grand River Avenue is being requested.

Mr. Steve Facione was present. He is the Vice Present of Development for Big Boy. He stated that they have renovated the restaurant and were advised that they needed to remove the existing pylon sign and the Big Boy statue. They have put in a new sign that meets the ordinance requirements. They would like to put the statue next to the entrance doors. He noted that the Big Boy statue is a historical icon and they would like to continue the tradition.

Chairperson Angst asked if the statue can be made smaller to meet the ordinance. Mr. Facione stated they are made in three sizes, 4 feet, 7 feet, and 12 feet. The 12-foot statue is what was on the sign previously. He added that these statues are very expensive to make so they would like to use a seven-foot one that they have.

Chairperson Angst closed the regular meeting and opened the public hearing at 7:37 pm.

Ms. Susan Walters-Steinacker, a City of Brighton resident, stated she would like to see the Big Boy statue back up. She feels this is an icon of Brighton and having it would not harm the neighboring properties. She reached out to 2,236 people and they are all in favor of the statue being allowed.

Hearing no further comment, the public hearing was closed at 7:40 pm.

Board Member Senak feels that this variance meets the requirements of Section (e) (1 and 2). He noted that a petition in favor of allowing the statue was submitted that included 886 signatures.

Motion by Board Member Senak, seconded by Board Member Gottschalk, to approve a variance to allow the full height of the ground sign (7 feet and ¾ inches) at 8510 W. Grand River Avenue. This variance approval meets the grounds for a variance in Section (e) (1 and 2). **The motion passed unanimously with a roll call vote.**

**6. Jeff Walker, 990 Fairway Trails Drive (Tax ID#4718-31-305-131)**, is proposing an addition to a single family home at 990 Fairway Trails Drive, Brighton, MI to allow for additional storage of seasonal equipment. Section 98-204(b) of the City of Brighton Municipal Code states that there shall be a side yard on one side of a building not less than five (5) feet. The applicant will be requesting a variance to allow the proposed addition within the required five (5) feet required side yard setback.

Jeff and Sharon Walker were present this evening. Mr. Walker stated that he would like to put an addition onto his garage in the back to store his snow blower. He feels this would look better aesthetically than a free-standing shed. He noted that the lot is irregularly shaped.

City of Brighton  
Zoning Board of Appeals  
October 8, 2015

Chairperson Angst closed the regular meeting and opened the public hearing at 7:51 pm. There was no comment and the public hearing was closed.

Board Member Senak feels that there is a hardship for Mr. and Mrs. Walker because of the irregularly shaped lot and the placement of the home on their property.

Motion by Board Member Gottschalk, seconded by Board Member Bandkau, to approve a variance to allow an addition to the single family home at 990 Fairway Trail within the required five (5) feet required side yard setback. This variance approval meets the grounds for a variance in Section (d) (1-4). **The motion carried unanimously with a roll call vote.**

## **7. Staff Updates**

Ms. Kline-Hudson stated her department is working with the City of Brighton on a month-to-month basis and will provide assistance as it is needed.

## **8. Call to the Public**

Chairperson Angst opened the call to the public at 7:59 pm. Mr. Bob Pettengill of 608 W. Main Street stated that the property across from him was given a Special Land Use in December of 1972. This property is zoned residential but was allowed to be used as a doctor's office. He wants to ensure that if this property is sold, it can only still be used as a doctor's office. He would like to see it be restored back to residential. He questioned if a change of use would need to be approved by the City of Brighton. Ms. Kline-Hudson stated that Special Land Use runs with the length of the property per Michigan Law. It is not addressed in the City's ordinance.

Hearing no further comment, the Call to the Public was closed at 8:14 pm.

## **9. Adjournment**

**Motion** by Board Member Gottschalk, seconded by Board Member Chaundy, to adjourn the meeting at 8:14 p.m. **The motion passed unanimously 5-0-2.**

Respectfully submitted,

Patty Thomas  
Recording Secretary