

**CITY OF BRIGHTON  
ZONING BOARD OF APPEALS  
MINUTES  
March 10, 2016**

**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 – Absent  
Doug Angst – Present  
Dave Senak – Present  
David McLane – Present  
Alicia Urbain – Present  
Renee Pettengill - Present  
Barbara Curtis - Absent

Scott Barb, Livingston County Planning Department

Audience – 5

**3. Approval of the October 8, 2015 Meeting Minutes**

**Moved** by Board Member Chaundy, seconded by Board Member Senak, to approve the meeting minutes of October 8, 2015 as presented. **The motion carried unanimously.**

**4. Approval of the March 10, 2016 Meeting Agenda**

**Moved** by Board Member Urbain, seconded by Board Member McLane, to approve the March 10, 2016 agenda as presented. **The motion carried unanimously.**

**Old Business**

**New Business**

Chairman Angst introduced Renee Pettengill. Renee stated that she was appointed to City Council on February 4, 2016 to replace the late Ricci Bandkau. She is now the council liaison to the ZBA.

**5. Election of Officers**

**Moved** by Board Member Chaundy, seconded by Board Member Pettengill, to re-elect Board Member Angst as Chairman and Board Member Senak as Vice-Chairman. **The motion carried unanimously.**

**6. Verizon Wireless, 8615 W. Grand River, Parcel ID (4718-30-100-066)**, is proposing a 24.75 sq. ft. wall sign to be located on the south wall of the retail store located at 8615 W. Grand River Avenue. The applicant is seeking a variance from Section 66-95 (4) (b) that restricts the location of an additional wall sign on a building that does not have frontage on a public street, alleyway, or parking area. A variance to allow an additional wall sign on the south façade of the building at 8615 W. Grand River Avenue is being requested.

Mr. Paul Cavanaugh of Verizon Wireless stated they would like to put a sign on the south side of the building. There is distance visibility on Grand River heading north and on Best Buy Drive. There is also a curb cut on Best Buy Drive. The sign would be seen before the curb cut. Verizon has been in the City of Brighton since 2000 and they have relocated to this site for better visibility and a better customer experience.

Mr. Bill Hines, the real estate manager for Verizon Wireless, stated this is a corporate store and not a dealer store. They employ approximately 20 people. He chose this location because of the end cap in the building and wanted to have signs put on both sides of the building due to the traffic on both Grand River and Best Buy Drive. He was not aware that Best Buy Drive was a private road.

Mr. Zach Sicher of Identiti Resources stated the sign will be an LED illuminated channel letter sign. The background will not be lit. It is 50% of the size of the sign on the front of the building, which meets the ordinance requirement for a second sign.

Board Member McLane does not have an issue with this request. It is a corner store at a busy intersection and the sign is in particularly good taste.

Board Member Urbain agrees. The hardship is that Best Buy Drive is a private road.

Chairman Angst opened the Call to the Public at 7:48 pm with no response.

**Moved** by Board Member McLane, seconded by Board Member Urbain, to approve the variance to allow an additional wall sign on the south façade of the building at 8615 W. Grand River Avenue due to the hardship of Best Buy Drive being a private road. The sign is in good taste and is not overbearing. **The motion carried unanimously with a roll-call vote.**

## **7. Staff Updates**

Board Member Senak is glad that Scott Barb from the County Planning Department is present to clarify issues the Board may have.

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

Chairman Angst opened the Call to the Public at 7:51 pm with no response.

## **9. Adjournment**

**Motion** by Board Member Senak, seconded by Board Member Pettengill, to adjourn the meeting at 7:52 p.m. **The motion passed unanimously.**

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Respectfully submitted,

Patty Thomas  
Recording Secretary