

**CITY OF BRIGHTON
ZONING BOARD OF APPEALS
AGENDA
April 9, 2015**

Blue Sky Session – 7:15 p.m.

Regular Session – 7:30 p.m.

1. Call to Order
2. Roll Call
3. Approval of the February 12, 2015 Meeting Minutes
4. Approval of the April 9, 2015 Agenda

Old Business

New Business

5. **Corrigan Oil (735 North Second LLC), Advance Street lot (4718-30-300-012)**, is proposing to construct a gravel access drive to the 800 Whitney Street property that abuts their Advance Street property. The applicant is also proposing that a portion of a proposed parking lot be gravel. **Section 98-83 (7)** states all off-street parking spaces, driveways, drive aisles, entrances, exits, circulation and maneuvering areas, shall be surfaced and curbed prior to occupancy of the building. Surfacing and curbing shall be accomplished according to the city's design standards, as amended. The use of curb blocks is prohibited. **Section 98-83 (8)** states all parking spaces, driveways, drive aisles, entrances, exits, circulation and maneuvering areas, shall be graded and drained to city engineer standards. Any required retention or detention area may be required to be landscaped. **Section 98-83 (9)** states the lighting for all parking areas and drive aisles shall be a cutoff luminaire that completely contains the light source. Parking lots shall be illuminated from one-half hour after sunset to one-half hour before sunrise, at the levels specified in the ordinance. Illumination levels shall be measured three feet above the lot surface. Any parking lot lights shall be directed away from, and have no adverse effect upon, any residential use. A variance to allow a gravel access drive to the 800 Whitney Street property that abuts the Advance Street property and a variance to allow a portion of the parking lot to be gravel is being requested.
6. **735 North Second LLC, 800 Whitney Street (4718-30-300-014)**, is proposing to construct a gravel access drive to the Advance Street property that abuts the 800 Whitney Street property. The applicant would like to maintain the existing gravel parking areas. **Section 98-83 (7)** states all off-street parking spaces, driveways, drive aisles, entrances, exits, circulation and maneuvering areas, shall be surfaced and curbed prior to occupancy of the building. Surfacing and curbing shall be accomplished according to the city's design standards, as amended. The

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7. **Marcus Wilcox, 3075 E. Grand River Suite 118, Howell, MI 48843 for Coldwell Banker at 822 E. Grand River (4718-31-204-001)**, is requesting an ordinance interpretation of the following:

Section 66-91 (a)(14)(a) which states *Animated and intensely lighted signs*. No sign shall be permitted which is animated by means of flashing, scintillating, blinking or travelling lights or any other means not providing constant illumination (unless specifically permitted in special sign districts). Public service information signs and other electronic message centers classified as changing signs are permitted.

Section 66-2 which states *Public service sign* means any sign intended primarily to promote items of general interest to the community such as time, temperature and date, atmospheric conditions, news, traffic control, etc.

8. Election of Officers
9. Staff Updates
10. Call to the Public
11. Adjournment