

**CITY OF BRIGHTON
ZONING BOARD OF APPEALS
MINUTES
September 12, 2013**

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

Gino Conedera – Present
Russ Gottschalk – Present
Patrick Rahilly – Present
Doug Angst – Present
Chad Cooper - Absent
Dave Senak – Present
David McLane – Absent
Amy Cyphert
Lauri French

Motion by Board Member Cooper, seconded by Conedera, to excuse Board Member McLane. Motion carried 6-0-1.

An audience of one was also present.

3. Approval of the July 11, 2013 Meeting Minutes

Motion by Board Member Rahilly, seconded by Senak, to approve the meeting minutes of July 11, 2013 as presented. **Motion carried 4-0-1-2**, with one absence and Board Members Cooper and Angst abstaining.

4. Approval of the September 12, 2013 Meeting Agenda

Motion by Board Member Cooper, seconded by Conedera, to approve the September 12, 2013 agenda as presented. **Motion carried 6-0-1.**

New Business

5. Huron Signs (for David Chopp) at 8716 W. Grand River (18-30-100-029) is requesting a variance to move the 50 square foot in area primary wall sign from the west elevation to the south elevation. The business currently has a 50 square foot primary wall sign on the west elevation and a 25 square foot secondary wall sign on the east elevation. Section 66-95(4) Wall Signs (b) states each occupant, tenant or user of space whose principal entrance is such that a public entrance is provided directly from the outside into the store shall be permitted one wall sign not exceeding 50 square feet in area at that primary entrance or within the plane of the wall where the public entrance is located. Businesses which have in excess of 50 lineal feet of building frontage on a public street, alleyway or parking area, to which there is a public or primary entrance, the wall sign area may be increased by one square foot for each one lineal foot of frontage between 50 and 100 feet not to exceed a total of 100 square feet. In addition, if a wall of the building which does not have a public entranceway or is a secondary entrance is adjacent to a public right of way, one wall sign not exceeding 50 percent of the total surface area of the above primary wall sign shall be permitted. A variance to allow the 50 square foot primary wall sign the south building elevation is being requested.

Chairperson Angst reviewed the applicant's request. Kevin Short from Huron Sign Company, 663 S. Mansfield, Ypsilanti, Michigan, spoke on behalf of the applicant and advised that the landlord suggested the location on the south elevation of the building to attract more customers. He noted that Verizon has a sign on the north side and Biggy has a 50 square foot sign on the Grand River elevation. In response to a board member's

question about which sign would be moving to the south building elevation, Mr. Short responded that Ahmo's does not currently have a sign installed; they were waiting to put up their sign until after tonight's ZBA meeting. Ms. Cyphert noted that the business would probably put up window graphics at their main entrance, which is the west elevation of the building.

Chairperson Angst opened the public hearing at 7:34 p.m. Hearing no comments, the public hearing was closed.

There was a question whether the next tenant at this location could remove the south building elevation sign and install it on the west elevation. Ms. Cyphert noted that a future tenant could remove the south elevation sign and place it on the west elevation. Ms. Cyphert suggested that a motion should include any conditions to address a tenant from placing three wall signs on the building.

Motion by Board Member Conedera, supported by Rahilly, to grant the requested variance to allow relocation of the 50 square foot primary wall sign from the west building elevation to the south building elevation at 8716 W. Grand River with the condition that approval of this variance eliminates the ability to have a wall sign on the west elevation of the building. Approval of the requested variance meets the "Grounds for variance" in Section 66-63, Criteria for Decision, (d)(1-4), due to the obstructed view of the tenant's business which can't be seen from the parking lot, granting of the variance would not be detrimental to property owners in the vicinity and actually enhances the flow of the other signs on the building, the unusual conditions do not apply to other properties in the City, and the granting of the variances will not be contrary to the general objective of the chapter since there will still only be two signs as allowed under the ordinance. A roll call vote was taken as follows:

McLane – Absent	Senak – Yes
Cooper – Yes	Angst - Yes
Rahilly – Yes	Gottschalk - Yes
Conedera - Yes	

Motion carried 6-0-1.

New Business

6. Staff Updates – Ms. Cyphert noted that there will be a ZBA meeting in October regarding a variance request to remove topsoil that was discussed at last week's City Council meeting. Board members Cooper and Rahilly advised that they would be absent for the October meeting.

7. Call to the Public

Chairperson Angst made a Call to the Public at 8:00 p.m. Hearing no response, call to the public was closed.

8. Adjournment

Motion by Board Member Cooper, seconded by Cooper, to adjourn the meeting at 8:00 p.m. Motion carried 6-0-1.

Respectfully submitted,

Lauri French, Secretary
September 16, 2013