

MINUTES

CHARTER TOWNSHIP OF BRIGHTON
ZONING BOARD OF APPEALS
4363 BUNO ROAD
BRIGHTON, MI 48114

FEBRUARY 28, 2018
REGULAR MEETING
7:00 P.M.
(810) 229.0562

Vice-Chairperson J. Dorset called the meeting to order at 7:00 P.M. The Pledge of Allegiance was said.
Present: J. Gibbons, J. Cogley, J. Dorset, S. Theis, J. Stinedurf, A. Lutes (alt.), C. Moran (alt.)
Absent: J. McKeon, F. Grapentien

CALL TO THE PUBLIC
None.

AGENDA
S. Theis moved and J. Cogley seconded **to approve the agenda as presented.**
Ayes: J. Gibbons, J. Cogley, J. Dorset, S. Theis, J. Stinedurf, A. Lutes (alt.), C. Moran (alt.)
Motion carried.

MINUTES
J. Gibbons moved and S. Theis seconded **to approve the November 15, 2017 regular meeting minutes as presented.**
Ayes: J. Gibbons, J. Cogley, J. Dorset, S. Theis, J. Stinedurf, A. Lutes (alt.), C. Moran (alt.)
Motion carried.

ELECTION OF 2018 OFFICERS
J. Cogley moved and J. Stinedurf seconded **to elect F. Grapentien, Chairperson; J. Dorset, Vice-Chairperson; and J. Gibbons, Secretary for 2018.**
Ayes: J. Gibbons, J. Cogley, J. Dorset, S. Theis, J. Stinedurf, A. Lutes (alt.), C. Moran (alt.)
Motion carried.

ZBA APPLICATION # 18/01; LOCATION: 4369 OLD 23; TAX ID # 12-29-200-044; OWNER: TERRILYNNE LLC; APPLICANT: IMAGE 360; ZONING: I-1 (INDUSTRIAL)
a. *Signage Setback*, a variance from *Article 17, Sec. 17-05(d)(2)*, of the Zoning Ordinance.
Applicant Representative John Nagle, Image 360, explained that Owner Tom Boylan, Lakeside Heating and Cooling, wishes to change his ground sign to new technology, an LED sign. The current sign met Zoning Ordinances at the time and is located right off the R.O.W. line. The new sign will meet all Zoning Ordinance requirements; however, the proposal is to be located ten (10) ft. behind the R.O.W. line rather than the twenty (20) ft. required in the industrial zone. If located twenty (20) ft. behind the R.O.W. line, it would be behind the berm and be blocked by trees and a light pole and not be visible.

PUBLIC HEARING
The public hearing opened at 7:10 p.m.
None.
The public hearing closed at 7:10 p.m.

The ZBA discussed the matter including how bright the signage would be at night. It was discussed that the signage will get dimmer as it gets darker automatically.

K. Mathews reviewed her report dated February 1, 2018.

J. Cogley moved and J. Stinedurf seconded **to approve the variance request, *Signage Setback*, a variance from *Article 17, Sec. 17-05(d)(2)*, of the Zoning Ordinance for ZBA Application # 18/01; Location: 4369 Old 23;**

Tax ID # 12-29-200-044; Owner: TerriLynne LLC; Applicant: Image 360; Zoning: I-1 (Industrial) for a ten (10) ft. setback from the R.O.W. versus the twenty (20) ft. required in the industrial zone. The variance is approved for the following reasons: the unique circumstances on the site i.e. berm, trees, and light pole; there is no impact on adjacent neighbors; and there are no safety concerns.

Ayes: J. Gibbons, J. Cogley, J. Dorset, S. Theis, J. Stinedurf, A. Lutes (alt.), C. Moran (alt.)
Motion carried.

REPORTS AND CORRESPONDENCE

S. Theis – Township Board update including budget planning and sewer litigation status
J. Stinedurf – Planning Commission update; Utilities Committee update including DFCU (Dearborn Federal Credit Union) Sewer Appeal

CALL TO THE PUBLIC

None.

A. Lutes moved and J. Stinedurf seconded **to adjourn.**

Ayes: J. Gibbons, J. Cogley, J. Dorset, S. Theis, J. Stinedurf, A. Lutes (alt.), C. Moran (alt.)
Motion carried.

The meeting adjourned at 7:25 p.m.

Respectfully submitted,

Frank Grapentien, Chairperson

John Gibbons, Secretary

Kelly Mathews, Recording Secretary

Ann M. Bollin, CMC, CMMC, Clerk