

MINUTES

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

MARCH 22, 2017
REGULAR MEETING
7:00 P.M.
(810) 229.0562

Chairperson F. Grapentien called the meeting to order at 7:00 P.M. The Pledge of Allegiance was said.
Present: F. Grapentien, J. Dorset, S. Theis, J. Cogley, J. Gibbons, J. McKeon, J. Stinedurf

CALL TO THE PUBLIC
None.

AGENDA

J. Dorset moved and J. McKeon seconded **to approve the agenda as presented.**
Motion carried.

MINUTES

J. Dorset moved and J. Gibbons seconded **to approve the January 25, 2017 regular meeting minutes as presented.**
Motion carried.

ZBA APPLICATION # 17/01; LOCATION: 5454 OLD 23; TAX ID # 12-32-104-077; OWNER AND APPLICANT: PDK GROUP LLC/PAUL ALMASHY (ULTIMATE BODY); ZONING: B-3 (SPECIAL BUSINESS)

- a. Variance from *Article 17-06(24)g.*, Aggregate Wall and Window Signage, and *Article 17-06*, Amount of Glass Surface for Window Signage, of the Zoning Ordinance.
- b. Interpretation of the term “mural”, *Article 25, Sec. 25-10*, of the Zoning Ordinance.

Applicant Representatives Kevin Rocheleau and Ron Overbeck, W-4 Signs, and Applicant Paul Almashy, were in attendance. Applicant Representative K. Rocheleau explained their request of variances from *Article 17* of the Zoning Ordinance, *Sign Regulations*; specifically, the applicant is requesting additional window signage and glass coverage to allow the car graphics to be included on the south and west elevations. K. Mathews reviewed her report dated January 25, 2017. The ZBA had a lengthy conversation on window signage.

PUBLIC HEARING

The public hearing opened at 7:38 P.M.

Nick Fiani - Spoke about the definition of “mural” in the Zoning Ordinance; the cost that the owner has invested in the graphics; the cost of removal of the graphics if required.

The public hearing closed at 7:39 P.M.

J. Stinedurf moved and J. Dorset seconded **to discuss the interpretation of the term “mural”.**

Ayes: J. Dorset, S. Theis, J. Stinedurf, F. Grapentien, J. Cogley

Nays: J. McKeon, J. Gibbons

Motion carried.

The ZBA reviewed the description of “mural” in *Article 17-06 (18)* and the definition of “mural” in *Article 25, Sec. 25-10*.

b. S. Theis moved and J. Stinedurf seconded **to interpret the term “mural” to allow the window graphics as presented in the ZBA packet to fall within the guidelines of the Brighton Township Zoning Ordinance, Sec. 17-06 (18), for ZBA Application # 17/01; Location: 5454 Old 23; Tax ID # 12-32-104-077; Owner**

and Applicant: PDK Group LLC/Paul Almashy (Ultimate Body); Zoning: B-3 (Special Business) due to the clarifying language "shall" in Sec. 17-06 (18) of the Zoning Ordinance.

Ayes: S. Theis, J. Gibbons, J. Stinedurf, J. Dorset, F. Grapentien, J. Cogley

Nays: J. McKeon

Motion carried.

a. Variance from Zoning Ordinance *Article 17-06(24)g.*, Aggregate Wall and Window Signage, and *Article 17-06*, Amount of Glass Surface for Window Signage.

This motion was not acted on due to it being moot since the motion above was to interpret the term "mural" to include the graphics presented by the Applicant.

REPORTS AND CORRESPONDENCE

F. Grapentien - Board of Review (Veterans' exemptions) and Utilities Committee (None).

J. Stinedurf - Planning Commission update including Encore Village and Wholesale Motor Sports.

S. Theis - Township Board update including Encore Village and budget planning.

CALL TO THE PUBLIC

None.

J. Cogley moved and J. Dorset seconded **to adjourn.**

Motion carried.

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Frank Granentien, Chairperson

John Gibbons, Secretary

Kelly Mathews, Recording Secretary

Ann M. Bollin, CMC, CMMC, Clerk