

MINUTES

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

MAY 24, 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. Stinedurf, C. Moran (alt.), J. McKeon
Absent: J. Gibbons, J. Cogley

CALL TO THE PUBLIC

None.

AGENDA

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

MINUTES

J. Stinedurf moved and C. Moran seconded **to approve the April 26, 2017 regular meeting minutes as presented.**

Motion carried.

Abstain: J. McKeon

ZBA APPLICATION # 17/03; LOCATION: 8160 W. GRAND RIVER; TAX ID # 12-19-100-006; OWNER: JOHN JONES; APPLICANT: MATT GEDDA; ZONING: B-2 (GENERAL BUSINESS)

a. Distance from Right-of-Way - Variance from Zoning Ordinance *Article 17, Sec. 17-05(d)(2), General Requirements for Permitted Signs.*

Applicants Matt Gedda and John Jones were in attendance to discuss their proposed ground sign for W. Grand River to be located two (2) ft. behind the R.O.W. line. The existing sign is within the R.O.W. of Grand River. The second proposal submitted is closer to the Zoning Ordinance requirements of a seventy-two (72) sq. ft., two (2) sided sign, but is still too large. The sign area is forty-six (46) sq. ft. within an enclosure that totals ninety (90) sq. ft. K. Mathews reviewed her report dated May 18, 2017.

PUBLIC HEARING

The public hearing opened at 7:30 P.M.

None.

The public hearing closed at 7:30 P.M.

Much discussion ensued regarding the reader board portion of the sign, the proposed colors, and subduing the brightness of the sign.

J. Dorset moved and J. Stinedurf seconded **to table the variance request for ZBA Application #17/03 to allow a ground sign to be located two (2) ft. behind the R.O.W. line of W. Grand River to allow the applicant time to review sign proposals with the Township Planner and to come back to the ZBA with a proposal for a sign larger than the seventy-two (72) sq. ft. allowable if desired.**

Motion carried.

ZBA APPLICATION # 17/04; LOCATION: 9956 E. GRAND RIVER; TAX ID # 12-32-300-044; OWNER: MARK AND JULIE CLORE; APPLICANT: BRIGHTON VICTOR, LLC (DFCU FINANCIAL); ZONING: B-2 (GENERAL BUSINESS)

a. Front Yard Setback - Variance from Zoning Ordinance *Article 6, Sec. 6-03, District Regulations.*

b. Side Yard Parking Lot Setback - Variance from Zoning Ordinance *Article 6, Sec. 6-03, District Regulations.*

Applicant Vince Pangle, Strategic Property Services, LLC, was in attendance in regards to the proposed 3,500 sq. ft. DFCU Financial Building. He stated that his company does much work on behalf of DFCU. One of their recent banks is in Birmingham. Additionally, he stated that Strategic Property Services will own the property and lease it back to DFCU. K. Mathews reviewed her report dated May 2, 2017.

The request is for two (2) setback variances: a building setback variance on Victor Drive and an easterly side yard parking lot setback. Mr. Pangle explained that the lot frontage is only ninety-five (95) ft. on Grand River, and if proposing a new lot today, it would need to be 150 ft. wide so with two (2) front yard setbacks of thirty (30) ft., it impacts the usability of the lot.

PUBLIC HEARING

The public hearing opened at 7:50 P.M.

None.

The public hearing closed at 7:50 P.M.

J. Dorset moved and S. Theis seconded **to approve the variance requests to allow a front yard setback of ten (10) ft. along Victor Drive and a minimum easterly side yard parking lot setback of 2.71 ft., both variances from Article 6, Sec. 6-03, District Regulations, of the Zoning Ordinance, for ZBA Application # 17/04 for the following reasons: compliance with the strict letter of the restrictions governing setbacks for the building and the parking lot would unreasonably prevent the use of the property; zoning for the property predated zoning ordinances; granting of the requested variances would do substantial justice to the applicant as well as to other property owners in the district and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the subject parcel; the lot has been in this existing condition for many years; the size of the building and parking lot requested is required for practical, functional, and aesthetic reasons. Further that the requested variances do not substantially interfere with the public safety and welfare, increase the hazard of fire, impair the adequate supply of light and air, or create nuisances; there could be interference with the adequate supply of light and air or creation of a nuisance but the applicant has tried to minimize those impacts on a small width site; the variances will not significantly interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood; and there are exceptional circumstances or conditions applicable to the property and the intended use that do not generally apply to other properties or uses i.e. the site is a small width and has two (2) road frontages.**

Motion carried.

REPORTS AND CORRESPONDENCE

None.

CALL TO THE PUBLIC

None.

C. Moran moved and J. Stinedurf seconded **to adjourn.** Motion carried.

The meeting adjourned at 7:58 p.m.

Respectfully submitted,

Frank Grapentien, Chairperson

John Gibbons, Secretary

Kelly Mathews, Recording Secretary

Ann M. Bollin, CMC, CMMC, Clerk