

MINUTES

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

JUNE 28, 2017
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, J. Stinedurf, C. Moran (alt.), J. McKeon
Absent: F. Grapentien, S. Theis

CALL TO THE PUBLIC
None.

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

MINUTES
J. Stinedurf moved and C. Moran seconded to **approve the May 24, 2017 regular meeting minutes as presented.**
Motion carried.

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. Sign Display Area - Variance from *Article 17, Sec. 17-05(a)(3), General Requirements for Permitted Signs* of the Zoning Ordinance.

New plans dated June 27, 2017 clarifying the sign area without the base and measuring the angled enclosure and removing the overhang square footage were at the table depicting that the ground sign would meet the Zoning Ordinance requirement of seventy-two (72) sq. ft. Therefore, the ZBA did not discuss this variance because it was not needed.

b. 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 and Applicant Representative Nathan Bertan, Image 360, were in attendance to discuss the 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. K. Mathews reviewed her report dated June 21, 2017 and the clarifying information regarding the proposed sign.

PUBLIC HEARING

The public hearing opened at 7:12 P.M.

None.

The public hearing closed at 7:12 P.M.

J. Cogley moved and J. Stinedurf seconded to **approve 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 as depicted in the signage plan date-stamped June 27, 2017 for the following reasons: Granting of the requested variance would do substantial justice 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 proposed variance should not substantially interfere with the public safety and welfare, increase the hazard of fire, and impair the supply of light or create nuisances; the proposed variance should not substantially interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood; the need**

for the variance is self-created by the applicant; and there are exceptional circumstances or conditions applicable to the property or the intended use that do not generally apply to other properties or uses.

Motion carried.

REPORTS AND CORRESPONDENCE

J. Stinedurf - PC update including LCPC presentation and CIP.

CALL TO THE PUBLIC

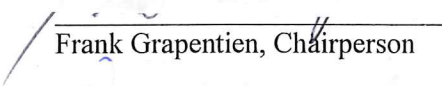
None.

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

Motion carried.

The meeting adjourned at 7:20 p.m.

Respectfully submitted, A


Frank Grapentien, Chairperson


John Gibbons, Secretary


Kelly Mathews, Recording Secretary


Ann M. Bollin, CMC, CMMC, Clerk