

**City of Brighton
Zoning Board of Appeals
200 N. First St. Brighton, MI 48116
Regular Meeting Minutes
March 10, 2022**

The Board for the Zoning Board of Appeals held a Regular Meeting on Thursday, March 10, 2022, at 7:00 p.m., at city hall council chambers.

1. Call to Order

Vice-Chairperson Perry-Dial called the meeting to order at 7:00 p.m.

2. Roll Call

Board Members present were Jordan Genso, Dave Chaundy, Renee Pettengill, Barbara Curtis, Caitlyn Perry-Dial and Mike Schutz.

Board Member Alicia Urbain was absent.

Also present were Mike Caruso, Community Development Manager, and an audience of nine persons.

Motion by Board Member Schutz, seconded by Board Member Pettengill to excuse Board Member Urbain for personal reasons. **The motion carried unanimously.**

Consent Agenda

3. Approval of the December 9, 2021 Meeting Minutes

4. Approval of the March 10, 2022 Agenda

Motion by Board Member Pettengill, seconded by Board Member Genso to approve the Consent Agenda as presented. **The motion carried unanimously.**

Unfinished Business

None

New Business

First United Methodist Church, 400 E. Grand River is proposing the addition of a digital ground sign. The applicant is seeking a variance from Section 66-93, (7) which states no signs other than those described in this section may be erected or maintained in any multiple family residential zone district. A variance to allow the addition of a digital sign is being requested.

Mr. Caruso did a brief overview of the variance request and introduced the applicant.

Ms. Jennifer Glover, Aver Sign Co, presented on behalf of the applicant and explained the reason for requesting the variance, and why the applicant believes it should be granted.

Vice-Chairperson Perry-Dial opened the Public Hearing at 7:06 p.m.

Susan Bakhaus, City of Brighton resident, stated her opposition to the Board granting the variance for the digital sign.

Olivia Buroth, First United Methodist Church, stated the church adjacent to their property has a digital sign and approving the variance would be consistent with surrounding parcels.

Hearing and seeing no further comments, Vice-Chairperson Perry-Dial closed the Public Hearing at 7:09 p.m.

Board Member Genso commented on the adjacent parcels and the zoning classifications of those properties.

Board Member Pettengill commented on the current ground sign compared to the proposed digital sign.

Vice-Chairperson Perry-Dial discussed if there was a hardship for the variance.

Board Member Curtis asked if the city is reviewing the zoning of this section of Grand River.

Mr. Caruso stated the sign ordinance is currently being reviewed for updates.

Motion by Board Member Chaundy, seconded by Board Member Schutz to grant the variance of a digital ground sign, to be consistent with the zoning districts along Grand River. **Motion carried unanimously.**

Daniel Briggs, 275 Brighton Lake Rd. is requesting a reduction to the side-yard setback listed in Section 98-3.4 (D) of the zoning ordinance, to construct an attached garage addition. Section 98-3.4 (D) states the minimum side-yard setback is 5 feet for one side and 16 feet total for two sides. The applicant is requesting a side-yard setback of 1 foot. A variance of 6.5 feet is being requested.

Mr. Caruso gave a brief overview of the variance and the property.

William Briggs, father of applicant, stated the one-foot setback being requested would only be at the front portion of the proposed garage due to the position on the parcel, with setback increasing towards the rear of the structure.

Vice-Chairperson Perry-Dial opened the Public Hearing at 7:19 p.m.

Hearing and seeing no comments, Vice-Chairperson Perry-Dial closed the Public Hearing at 7:19 p.m.

Board Member Curtis commented on the width of the property.

Board Member Genso commented on the depth of the proposed garage and questioned why it could not be moved back to decrease the variance request. He also discussed the elevation of the property from the road.

Board Member Schutz commented on the adjacent parcels and if neighbors were concerned with the variance request.

Board Member Pettengill also questioned if the city received any comments from adjacent property owners.

Motion by Board Member Schutz, seconded by Board Member Pettengill to grant the 6.5-foot variance to the side yard setback, due to the property elevation of the rear yard area. **Motion carried unanimously.**

Great Harvest Bakery & Cafe, 416 W Main Street is proposing two wall signs on the front, primary wall of their tenant space. The applicant is seeking a variance from Section 66-100 (4) which 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. A variance to allow a second wall sign is being requested.

Mr. Caruso presented a review and explanation of the variance request.

Mac Hawes, Great Harvest Bread & Café Co, explained how two signs would make the appearance of the façade more aesthetically pleasing and proportionately correct to rest of the building, and without the variance, one sign would look out of place.

Vice-Chairperson Perry-Dial opened the Public Hearing at 7:30 p.m.

Hearing and seeing no comments, Vice-Chairperson Perry-Dial closed the Public Hearing at 7:30 p.m.

Board Member Chaundy commented on the two window signs currently utilized at the location.

Board Member Pettengill stated window signs would still be permitted by ordinance and agreed that the façade appearance would be improved.

Vice-Chairperson Perry-Dial stated the Board received an email memo of support from the owners of The Running Lab located at 409 W Main.

Board Member Genso and Schutz stated their approval of the two signs being requested.

Board Member Curtis stated the proposed signs were of good taste and will improve the façade.

Motion by Board Member Pettengill, seconded by Board Member Genso, to grant the variance of two signs to make the façade appearance aesthetically pleasing. **Motion carried unanimously.**

Troy Clogg, Great Deal Landscaping, 840 Rickett Rd. is requesting a reduction to the front-yard setback listed in Section 98-3.17 (D) of the zoning ordinance. Section 98-3.17 (D) states the

minimum front-yard setback is 30 feet. The applicant is requesting a front-yard setback of 5 feet. A variance of 25 feet is being requested.

Mr. Caruso gave an overview of the requested variance and stated the Planning Commission approved the applicant's site plan on March 7, 2022, with the condition of approval for a variance from Zoning Board of Appeals for front-yard setback. He also reviewed the numerous properties with legal, non-conforming issues, within the industrial corridor where the subject property is located.

Scott Tousignant, Boss Engineering, reviewed the applicant's proposed site plan and discussed the reason why a variance for the block wall located at the front property would be needed.

Troy Clogg, Great Deal Landscape Supplies, explained what the front entrance would look like after landscape screening would be installed around the wall.

Vice-Chairperson Perry-Dial opened the Public Hearing at 7:41 p.m.

Hearing and seeing no comments, Vice-Chairperson Perry-Dial closed the Public Hearing at 7:41 p.m.

Board Member Schutz stated he is a member of the Planning Commission and has no issues with the requested variance.

Board Member Genso commented on the height of the proposed wall, discussing if it meets normal limits for this zoning district.

Board Member Pettengill stated her appreciation of the Planning Commission's approval, with the condition of Zoning Board of Appeals review and granting of a variance.

Motion by Board Member Genso, seconded by Board Member Pettengill, to grant a variance of 25 feet for the front yard setback, due to the dimensions of the property as a hardship. **Motion carried unanimously.**

Other Business

5. Staff Updates

Mr. Caruso reported that City Council is considering email addresses for all boards and commission members and researching the issuing of computer devices.

6. Call to the Public

Vice-Chairperson Perry-Dial opened the Call to the Public at 7:49 p.m.

Hearing and seeing no further comments, Vice-Chairperson Perry-Dial closed the Call to the Public at 7:49 p.m.

8. Adjournment

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Motion by Board Member Pettengill, seconded by Board Member Chaundy to adjourn the meeting.
Motion carried unanimously. The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Michael Caruso,
Community Development Manager