

**City of Brighton  
City Hall Council Chambers  
200 N. First St. Brighton, MI 48116  
Zoning Board of Appeals  
Special Meeting Minutes  
May 24, 2022**

**1. Call to Order**

Chairperson Urbain called the meeting to order at 7:00 p.m.

**2. Roll Call**

Board Members present were Jordan Genso, Dave Chaundy, Renee Pettengill, Alicia Urbain, Kelly Genei, and Caitlyn Perry-Dial.

Board Member Mike Schutz was absent.

Also present were Mike Caruso, Community Development Manager; Kelly Haataja, Executive Assistant to Community Development; and an audience of three persons.

**Motion** by Board Member Genso, seconded by Board Member Pettengill to excuse Board Member Schutz for personal reasons. **The motion carried without objection.**

**Consent Agenda**

**3. Approval of the March 10, 2022 Regular Meeting Minutes**

**4. Approval of the May 24, 2022 Agenda**

**Motion** by Board Member Perry-Dial, seconded by Board Member Pettengill to approve the Consent Agenda as presented. **The motion carried without objection.**

**Old Business**

None

**New Business**

Derrick and Alaina Markel, 623 W. Main St.; are proposing to construct an attached garage and are requesting a variance from the required rear-yard setback. Chapter 98, Section 3.4 (D); requires a minimum rear-yard setback of 35 feet. The applicant is proposing a 5 ½ foot rear-yard setback. A variance of 29.5 feet is being requested.

Mr. Caruso spoke on the layout of the property, noting it is a corner lot in which Main Street is the primary front-yard, it has a legal, non-conforming rear-yard setback of 5 feet, and access to the current detached garage is from Third Street. The property does not have a location to build the garage and maintain setbacks and access.

Mr. Tim McCotter, the property owner's architect, commented the current garage is over one hundred years old and needs removal regardless, as it is leaning and unsafe. The proposed garage, which includes living space above it, would be rebuilt in the same location while attaching it to the house. Access from the street will remain the same, as it is the only available space to work with.

Board Member Genso asked if it will be a two-car garage, and what will the width will be.

Mr. McCotter replied it would be a two-car garage and twenty-two feet wide.

Board Member Pettengill commented she likes the look of the new garage; she made a visit to the current garage, and agrees it is not in good condition; and she spoke with neighbors who are in support of the new garage proposal.

Chairperson Urbain opened the Public Hearing at 7:06 p.m.

Susan Bakhaus asked for clarification regarding the new living space mentioned.

Hearing and seeing no further comments, the Public Hearing closed at 7:07 p.m.

Board Member Genso commented the proposed garage is within an appropriate size.

**Motion** by Board Member Pettengill, seconded by Board Member Chaundy to grant a variance of 29.5 feet at 623 W. Main Street, with the hardship being the property has two front-yards and Main Street is the primary front-yard. **The motion carried without objection.**

**Jezebels Saloon, 205 W. Main St.:** is requesting for the allowed 50 square feet of wall signage above the primary entrance be placed above the secondary entrance. Chapter 66, Section 100.4 (B); 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. In addition, if a wall of the building which does not have a public entranceway or is a secondary entrance, is adjacent to a public right-of-way, one wall sign not exceeding 50 percent of the total surface area of the above primary wall sign shall be permitted. A variance to reverse the primary and secondary wall signage is being requested.

Mr. Caruso provided the history behind Jezebels Saloon installing the non-conforming rear entrance sign to an existing legal, non-conforming sign mount, shortly after opening their business. Main Street is the primary entrance; however, Jezebels maintains most of their customers enter through the rear entrance. Consequently, they are requesting the non-conforming sign to remain at the rear entrance and be granted as their primary sign, and then a secondary wall sign be installed on the Main Street side. According to city staff's measurements, the non-conforming sign is 64 square feet, while the ordinance permits for a maximum of 50 square feet for a primary wall sign.

Mary from Metro Signs, on behalf of Jezebels, stated they hired her after the installation of the non-conforming sign, and she is now working with the owners to modify the size to comply with the code and obtain proper permits, as well as future signage.

Mr. Caruso explained how to measure the area of sign according to Ordinance.

Chairperson Urbain opened the Public Hearing at 7:17 p.m. Hearing and seeing no comments the Public Hearing was closed at 7:17 p.m.

Board Member Genso stated he is comfortable with approving the request with a condition the size of all signs comply with the code.

**Motion** by Board Member Perry-Dial, seconded by Board Member Genei to approve a variance to reverse the primary and secondary wall signage. **The motion carried without objection.**

#### **Other Business**

##### **6. Staff Updates**

Mr. Caruso stated there are no submittals for the June meeting, and the deadline to submit for a June hearing has passed.

##### **7. Call to the Public**

Chairperson Urbain opened the Call to the Public at 7:20 p.m. Hearing and seeing no comments, the Call to the Public was closed at 7:20 p.m.

##### **8. Adjournment**

**Motion** by Board Member Pettengill, seconded by Board Member Genei to adjourn the meeting. **Motion carried without objection,** and the meeting adjourned at 7:20 p.m.

Kelly Haataja  
Executive Assistant to Community Development