

**City of Brighton  
City Hall Council Chambers  
200 N. First St. Brighton, MI 48116  
Zoning Board of Appeals  
Regular Meeting Minutes  
August 11, 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, Renee Pettengill, Alicia Urbain, Mike Schutz, Caitlyn Perry-Dial, and Barbara Curtis.

Board Members Dave Chaundy and Kelly Genei were absent.

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

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

**Consent Agenda**

**3. Approval of the May 24, 2022 Special Meeting Minutes**

**4. Approval of the August 11, 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**

**Charles & Jeri Kay Thomas, 320 Brighton Lake Rd.** are 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 1.5 feet. A variance of 4 feet is being requested.

Mr. Caruso described the dimensions and topography of the property, and noted the house was constructed parallel to the road right-of-way, which limits the applicants to improve their property without encroaching setbacks and significant engineering work.

Mr. Thomas spoke about the grade of his property.

Board Member Pettengill asked if the proposed garage would mirror the neighboring property's garage.

Mr. Thomas replied yes.

Board Member Perry-Dial noted a discrepancy on the agenda for the variance request.

Mr. Caruso noted the mistake and confirmed the variance request is for 3 ½ feet, not 4.

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

**Susan Bakhaus** spoke in support of the request.

**Dave from Signs by Crannie** spoke in support of the request.

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

Board Member Curtis questioned if there was any response to the public notice for the variance request.

Mr. Caruso confirmed staff did not receive any responses from the public regarding this request.

**Motion** by Board Member Genso, seconded by Board Member Pettengill to approve a variance of 3.5 feet for the side-yard property located at 320 Brighton Lake Road, based on the hardship being the shape of the lot and severe drop-off towards the rear. **The motion carried without objection.**

**All Heart Garage, 1101 Rickett Rd.** is proposing two wall signs on the front, primary wall of their tenant space. The applicant is seeking a variance from Section 66-98 (6)(A) which states “each occupant, tenant or user of space shall be permitted one wall sign not exceeding 30 square feet.” A variance to allow a second wall sign is being requested.

Mr. Caruso reviewed how signs are measured according to ordinance, resulting in the applicant to request an additional wall sign.

Dave, Signs by Crannie; stated the applicant is attempting to complete the aesthetic look of the front of the building. The total wall signage would be under 100 square feet.

Chairperson Urbain opened the Public Hearing at 7:12 p.m.

**Susan Bakhaus** spoke about the existing sign on the building.

Hearing and seeing no further comments, Chairperson Urbain closed the Public Hearing at 7:13 p.m.

Mr. Dan Oginsky, owner of All Heart Garage; explained the existing sign is the business logo and feels the request for the additional sign is due to an architectural element, to enhance the aesthetics of the building.

Dave, Signs by Crannie; showed the board a picture of the future ground sign.

Chairperson Urbain commented the aesthetics of the proposal look good; it is not in a residential neighborhood; and adding an additional sign would aid in identifying the building.

Board Member Perry-Dial spoke in support of the request, noting it would enhance identifying the building from both directions on Rickett Road.

Board Member Pettengill stated she is in favor of adding the second sign for safety reasons and both signs combined are under the allowable size.

Board Member Genso spoke in favor of the appearance of the sign and commented the variance request is within reason.

**Motion** by Board Member Perry-Dial, seconded by Board Member Schutz to approve the variance as requested to allow a second wall sign. **The motion carried without objection.**

#### **Other Business**

##### **5. Staff Updates**

Mr. Caruso stated there are no submittals for the September meeting, and the deadline to submit for a September hearing is approaching.

##### **6. Call to the Public**

Chairperson Urbain opened the Call to the Public at 7:19 p.m.

Susan Bakhaus spoke about board member attendance.

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

##### **7. Adjournment**

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

Kelly Haataja  
Executive Assistant to Community Development