

**City of Brighton
City Hall Council Chambers
200 N. First St. Brighton, MI 48116
Zoning Board of Appeals
Regular Meeting Minutes
December 8, 2022**

1. Call to Order

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

2. Roll Call

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

Board Member Dave Chaundy was absent.

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

Motion by Board Member Perry-Dial, seconded by Board Member Pettengill to excuse Board Member Chaundy for personal reasons. **The motion carried without objection.**

Consent Agenda

3. Approval of the November 7, 2022, Meeting Minutes

4. Approval of the December 8, 2022, Agenda

Motion by Board Member Genso, seconded by Board Member Schutz to approve the Consent Agenda as presented. **The motion carried without objection.**

Unfinished Business

None

New Business

Rick and Bridget McKiddy, 327 S. First Street are seeking a reduction to the front-yard setback for a proposed addition to their home. Section 98-3.4 (D) states the minimum front-yard setback is 25 feet. The applicant is requesting a front-yard setback of 12 feet. **A variance of 13 feet is being requested.**

Mr. Caruso explained that the home is non-conforming as it sits four feet from the front-yard setback, and it was constructed prior to the current zoning. The applicants are proposing a 500 square foot addition on the north side of the home which would also encroach on the front-yard setback. The topography and location of the utilities, garage, and driveway makes it difficult to relocate the proposed addition.

Mr. McCotter spoke about the amenities of the proposed expansion.

Chairperson Urbain opened the Public Hearing at 7:04 p.m. Hearing and seeing no comments the Public Hearing was closed.

At 7:08 p.m. Edwin Nyhus, 715 Nelson Street stated he didn't hear the open of the public hearing and he supports the variance request.

Motion by Board Member Perry-Dial, seconded by Board Member Pettengill to approve a variance of thirteen (13) feet as requested, due to the hardship of the house pre-existing the zoning. **The motion carried without objection.**

Planet Fitness Brighton LLC, 1007 E. Grand River, is proposing two wall signs on the front primary wall of their tenant space, with a combined total of 149 square feet. The applicant is seeking a variance from Section 66-94 (4)(b) which states each occupant, tenant, or user of space, shall be permitted one wall sign not exceeding 32 square feet in area of primary entrance or within the plane of the wall where the public entrance is located. Businesses which have more than 50 lineal feet of building frontage on a public street, the wall sign area may be increased by one square foot for each one lineal foot of frontage between 50 and 150 feet, not to exceed a total of 132 square feet.

A variance to allow a second wall sign and a variance for an increase of 17 square feet to the maximum allowed of 132, are being requested.

Mr. Caruso described the location of Planet Fitness, noting a few years back they expanded their business into existing suites of the building, and their frontage is now significantly increased.

Nick Trifon, Signs by Crannie and Brian Fox, Planet Fitness; described the distance between the building and road, size of the building, noted poor visibility from the road, and considers the allowable size for a sign is very small in relation to the size of the building. Their request is due in part to the rebranding of Planet Fitness, but also to improve visibility for patrons and update the plaza's appearance.

Chairperson Urbain opened the Public Hearing at 7:16 p.m.

Mr. Edwin Nyhus, 715 Nelson Street spoke in support of the request.

Hearing and seeing no further comments the Public Hearing closed at 7:17 p.m.

Board Member Genso commented there is poor visibility while heading southeast on Grand River, and an additional sign would be helpful. He also noted that Planet Fitness has always been in this location and suggested that the variance for larger and additional signage should have been requested originally.

Chairperson Urbain clarified at that time they would have had to request for a larger variance as their square footage was less.

Board Member Perry-Dial commented the larger sign for the location makes sense due to visibility issues and size of the building and she is in support.

Motion by Board Member Genso, seconded by Board Member Schutz to approve both variances as requested based on the hardship of the visibility of traffic and drawing patrons to the proper location of the building. **The motion carried without objection.**

Other Business

None

5. Staff Updates

None

6. Call to the Public

Chairperson Urbain opened the Call to the Public at 7:21 p.m. Hearing and seeing no comment the Call to the Public closed.

7. Adjournment

Motion by Board Member Pettengill, seconded by Board Member Perry-Dial to adjourn the meeting.
The motion carried without objection and the meeting adjourned at 7:22 p.m.

Drafted by:

Kelly Haataja, Executive Assistant to Community Development