



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, August 4, 2022 - 7:00 p.m.

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

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1. CALL TO ORDER

Chair Joe Elliott called the meeting to order at 7:00 p.m.

Present: Chair Elliott, Vice Chair Jim Burrows, Members Mike Devine, Dave Latawicz, Mike Pappas

Also present: Planning and Community Development Director Greta Bolhuis

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Burrows offered a motion, seconded by Latawicz, to approve the minutes of the July 7, 2022, meeting. Devine requested an amendment to the minutes. Burrows and Latawicz agreed to amend the motion for approval.

There was a roll call vote.

Yes: Burrows, Devine, Latawicz, Pappas, Elliott

MOTION PASSED 5-0

Burrows offered a motion, seconded by Devine, to approve the July 13, 2022, special meeting minutes.

There was a roll call vote.

Yes: Burrows, Devine, Latawicz, Pappas, Elliott

MOTION PASSED 5-0

4. APPROVAL OF THE AGENDA

Burrows offered a motion, seconded by Devine, to approve the agenda for the August 4, 2022, meeting.

There was a roll call vote.

Yes: Burrows, Devine, Latawicz, Pappas, Elliott

MOTION PASSED 5-0

5. OLD BUSINESS

There was no old business.

6. NEW BUSINESS

a. Z22-09: 860 Penniman – Westborn Market – non-use variance request for signage

Elliott read the request, noting that the sign ordinance permits banners, and the building official considers the proposed banners wall signs that require a variance due to the number and size. A representative of Phillips Light and Signage described the project further.

Citizen Comments

Sam Fullerton, 855 Penniman, said he had no issue with the banners, but hoped that no additional lighting was included. He was told lighting was not part of the project.

Board Comments

Board members discussed the variance request. It was suggested that perhaps this project should be referred to the Planning Commission due to the lack of parameters for banners in the sign ordinance. Others stated this was rightly before the ZBA due to the building official's statement that the banners were, in effect, wall signs. There was further discussion about a possible contingency limiting the banners' appearance to those submitted.

Motion

Devine offered a motion, seconded by Burrows, to grant the variance for the signage presented for 860 Penniman based on the following findings of fact.

Findings of Fact

The signage proposed is internal to the site and doesn't face any right of way.

The scale and size of the business warrants additional signage above and beyond what is allowed in the ordinance.

The historic significance of the Post Office façade on Penniman results in an inability to place a sign on the building.

There was a roll call vote.

Yes: Burrows, Devine, Latawicz, Pappas, Elliott

MOTION PASSED 5-0

- b. Z22-10: 980 Carol – non-use variance request for front yard setback along S. Harvey and lot coverage

Applicant Matthew McNulty described his request.

Board Comments

Board members discussed the project and whether an enclosed porch should be treated differently than an open porch.

Motion

Elliott offered a motion, seconded by Devine, to approve Z22-10 for the front yard setback of 1.5 feet on the Harvey side of the property.

Findings of Fact

The property shape and location are unique.

The S. Harvey setback doesn't encroach on any neighbors.

There was a roll call vote.

Yes: Burrows, Devine, Latawicz, Pappas, Elliott

MOTION PASSED 5-0

7. BOARD MEMBER COMMENTS

Burrows said he would be out of town for the following month's meeting.

Devine suggested sending a note to the Planning Commission about defining parameters for banners in the sign ordinance.

8. REPORTS AND CORRESPONDENCE

Elliott reminded board members to check their emails for information about a training they needed to attend. Bolhuis said City Attorney Bob Marzano would also be providing a risk management training in September.

9. ADJOURNMENT

A motion to adjourn was offered at 7:48 p.m. by Burrows. Devine seconded the motion.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0