
PITTSFIELD TOWNSHIP ZONING BOARD OF APPEALS MINUTES

Members Present: Gerald Krone, Scott Fisher, Ann Harris, Stephanie Atkinson, George Cook

Members Absent: None

Others Present: Rebekah Bresler, Monica Ricks, Toni Peters, Brian Bogan, Kurt Adams, Belinda Kingsley, Zoning & Code Enforcement Administrator, Haley Feeman, Recording Clerk, and Carolyn Donahee.

1.0 Call Meeting to Order/Determination of a Quorum

Chairperson Fisher called the meeting to order at 6:30 p.m. A quorum was present.

2.0 Approval of Agenda

Motion by Member Harris, supported by Member Krone, to move Item 7.1 to follow Item 5.1, move Item 7.2 to follow Item 5.2, and to approve the agenda as recommended.

MOTION CARRIED

3.0 Communications and Announcements

Ms. Belinda Kingsley presented the 2018 annual report for the Zoning Board of Appeals. She then welcomed and introduced the new ZBA recording clerk, Haley Feeman.

4.0 Items from the Floor

None

5.0 Public Hearings

5.1 ZBA 18-10 6095 Carpenter Road
[Submitted for a side yard setback variance]
(6095 Carpenter Road Section 25)

Ms. Kingsley stated the applicant is asking for the variance from the ordinance that requires a side setback of 20 feet. The applicant had some unpermitted structures. After reviewing with the applicant, some have received zoning compliance. The applicant has paid a cash bond for an unpermitted structure, that is required to be removed by June 1, 2019 or it becomes a violation and code

enforcements will be implemented.

Mr. Brian Bogan, the applicant thanked Ms. Kingsley for her assistance. He now has a better understanding of what he needs to do and is working to resolve the issues. Mr. Bogan clarified the need to build an additional closet, this is due to his mother-in-law living with them.

Commissioner Atkinson wanted clarification where the closet was located. The applicant stated the closet will be added to the dwelling.

Motion by Member Harris, supported by Member Atkinson, to close the public hearing.

MOTION CARRIED

Item 7.1 of New Business moved to follow Item 5.1 of the Public Hearing.

Discussion on the following:

- The encroachment into the side yard setback
- This being a non-conforming lot due to the year the house was built

Chairperson Fisher read the findings for ZBA 18-10 6095 Carpenter Road in the Staff Report:

1. *That strict compliance with the restrictions governing area, setbacks, frontage, height, bulk, or density would unreasonably prevent the owner from using the property for a permitted purpose, or would render the conformity with such regulations unnecessarily burdensome.*

Member Cook disagreed with the finding.
Member Harris disagreed with the finding.
Member Krone disagreed with the finding.
Member Atkinson disagreed with the finding.
Member Fisher disagreed with the finding.

2. *That the granting of a variance would do substantial justice to the applicant as well as to the other property owners in the district, or whether a lesser relaxation than that applied for would give substantial relief to the owner of the property and be more consistent with justice to other property owners.*

Member Krone agreed with the finding.
Member Atkinson agreed with the finding.
Member Fisher agreed with the finding.
Member Cook agreed with the finding.
Member Harris agreed with the finding.

3. *That the plight of the applicant is due to the unique circumstance of the property and not to general conditions in the area.*

Member Harris agreed with the finding.
Member Krone agreed with the finding.
Member Cook agreed with the finding.
Member Fisher agreed with the finding.
Member Atkinson agreed with the finding.

4. *That the plight or problem is not self-created.*

Member Atkinson agreed with the finding.
Member Fisher agreed with the finding.
Member Harris agreed with the finding.
Member Krone agreed with the finding.
Member Cook agreed with the finding.

5. *That no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts, shall be considered grounds for the issuance of the variance.*

Member Fisher agreed with the finding.
Member Cook agreed with the finding.
Member Atkinson agreed with the finding.
Member Harris agreed with the finding.
Member Krone agreed with the finding.

6. *That the variance observes the spirit of the Ordinance, secures public safety, and does substantial justice.*

Member Harris agreed with the finding.
Member Atkinson agreed with the finding.
Member Krone agreed with the finding.
Member Cook agreed with the finding.
Member Fisher agreed with the finding.

Motion by Member Harris, supported by Member Cook, to approve petition of ZBA 18-10 6095 Carpenter Road to allow a variance to retain an addition that encroaches into the side yard setback by approximately 8 feet.

ROLL CALL

YES: HARRIS, COOK, ATKINSON, KRONE, FISHER
NO: None
ABSENT: None
ABSTAIN: None

MOTION CARRIED

5.2 ZBA 19-01 Meijer Store #64
[Submitted for a Sign Variance]
(3145 Ann Arbor-Saline Road, L-12-07-100-032)

Ms. Kingsley presented the ZBA 19-01 Meijer Store #64. Allen Industries is asking for a variance to exceed the square footage permitted for wall sign in a form-based zone. The square footage currently on the wall is 464 square foot, they are asking for an additional 226 square foot, bringing the total 690 square foot. Ms. Kingsley mentioned they could remove signs and put new signs up as long as it is an equal amount of what they were approved before, 464 square feet. Ms. Kingsley commented other stores are successfully functioning with the allowed amount of signage under the ordinance.

Ms. Rebekah Bresler with Allen Industries, and Mr. Kurt Adams from Meijer, stated they are asking for additional signage to be more convenient for the customers. Ms. Bresler mentioned that this is a brand standard. Huntington Bank and Sweet Water Coffee and Tea are tenants and would like to have signs on the walls.

Ms. Kingsley stated that Meijer would be able to have window signage of up to 25% of each window. The applicant asked if they would be able to install two large signs in the windows above the store. Ms. Kingsley said she would need to discuss this request with the Planner. The applicant will need to submit sign permit application for review of any signs that they would want to install, and indicate which signs are being eliminated to stay within the allotted signage allowance.

Motion by Member Harris, supported by Member Atkinson, to close the public hearing.

MOTION CARRIED

Item 7.2 of New Business moved to follow Item 5.2 of the Public Hearing.

Discussion was held on the following:

- Deviation to the ordinance in allowing additional signage
- Clarification of the locations of the signs
- Window Signage
- Vendor Signs

Chairperson Fisher read the findings for ZBA 19-01 Meijer Store #64 in the Staff Report:

1. *That strict compliance with the restrictions governing area, setbacks, frontage, height, bulk, or density would unreasonably prevent the owner from using the property for a permitted purpose, or would render the conformity with such regulations unnecessarily burdensome.*

Member Cook disagreed with the finding.
Member Harris disagreed with the finding.
Member Krone disagreed with the finding.
Member Atkinson disagreed with the finding.
Member Fisher disagreed with the finding.

2. *That the granting of a variance would do substantial justice to the applicant as well as to the other property owners in the district, or whether a lesser relaxation than that applied for would give substantial relief to the owner of the property and be more consistent with justice to other property owners.*

Member Krone disagreed with the finding.
Member Atkinson agreed with the finding.
Member Fisher agreed with the finding.
Member Cook agreed with the finding.
Member Harris disagreed with the finding.

3. *That the plight of the applicant is due to the unique circumstance of the property and not to general conditions in the area.*

Member Harris disagreed with the finding.
Member Krone disagreed with the finding.
Member Cook disagreed with the finding.
Member Fisher agreed with the finding.
Member Atkinson disagreed with the finding.

4. *That the plight or problem is not self-created.*

Member Atkinson disagreed with the finding.
Member Fisher disagreed with the finding.
Member Harris disagreed with the finding.
Member Krone disagreed with the finding.
Member Cook disagreed with the finding.

5. *That no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts, shall be considered grounds for the issuance of the variance.*

Member Fisher agreed with the finding.
Member Cook agreed with the finding.
Member Atkinson agreed with the finding.
Member Harris agreed with the finding.
Member Krone agreed with the finding.

6. *That the variance observes the spirit of the Ordinance, secures public safety, and does substantial justice.*

Member Harris disagreed with the finding.
Member Atkinson disagreed with the finding.
Member Krone disagreed with the finding.
Member Cook disagreed with the finding.
Member Fisher disagree with the finding.

Motion by Member Harris, supported by Member Atkinson, to approve petition of ZBA 19-01 Meijer Store #64 to grant a variance to allow additional wall signage in the amount of 364 square feet, in excess of the permitted 100 square feet for a total of 464 square feet. This is equal to the amount currently on site with permits.

ROLL CALL

YES: ATKINSON, KRONE, COOK, HARRIS, FISHER
NO: None
ABSENT: None
ABSTAIN: None

MOTION CARRIED

6.0 Old Business

None

7.0 New Business

7.1 ZBA 18-10 6095 Carpenter Road
[Submitted for a side yard setback variance]
(6095 Carpenter Road Section 25)

Item 7.1 of New Business moved to follow Item 5.1 of the Public Hearing.

7.2 ZBA 18-10 6095 Carpenter Road
[Submitted for a variance]
(6095 Carpenter Road Section 25)

Item 7.2 of New Business moved to follow Item 5.2 of the Public Hearing.

7.3 Election of Officers

Member Atkinson nominated Member Fisher for Chairperson,
Member Harris seconded the nomination.

MOTION CARRIED

Member Harris nominated Member Cook for Vice-Chairperson,
Member Fisher seconded the nomination.

MOTION CARRIED

Member Atkinson nominated Member Harris for Secretary,
Member Cook seconded the nomination.

MOTION CARRIED

8.0 Zoning Administrator's Report

Ms. Kingsley stated that there were no applications submitted for the March meeting, so there will not be a Zoning Board of Appeals meeting in March.

9.0 Member's Report

None

10.0 Secretary's Report

Secretary Harris mentioned they are looking at a new addition to the master plan in regards to sustainability, but it still needs to go through the Planning Commission and the Board.

11.0 Chairperson's Report

None

12.0 Approval of Prior Minutes

12.1 Minutes of November 26, 2018

**Motion by Member Harris, supported by Member Cook, to approve the
November 26, 2018 minutes.**

MOTION CARRIED

13.0 Adjournment

Chairperson Fisher adjourned the meeting at 7:35 p.m.

s/Ann Harris, Secretary

Date

February 17th, 2019

Zoning Board of Appeals:

My name is Susan Salowitz & I live in the Weatherstone Condominium complex directly behind & across from the Ann Arbor/Saline Meijer. I'm wondering just why Meijer feels that it needs to have a larger sign.

This Meijer store is always so busy. I've been out at 11:00 pm & the parking lot has many cars in it even at that time of night. The students from U of M often do their shopping at night as well as health care workers that are working the afternoon or evening shifts at our hospitals.

It's a very popular store in the area & draws from a large area on the South West side of Ann Arbor & Saline. The only reason that I can see that Meijer would want a larger sign is to attract even more customers. I don't think that this could be the problem for this store.

Maybe they feel that the many stores & restaurants that they asked to be built in front of their store, may hide their existing sign? This was Meijer's choice to sell that property & build on the "out lots". They should have known at that time that their physical store front might be less obvious to the public. But I don't think a single person in this area doesn't know where this Meijer is located.

I don't feel that the zoning Board should have to make allowances for something such as a larger more intrusive sign for Meijer in this highly residential area.

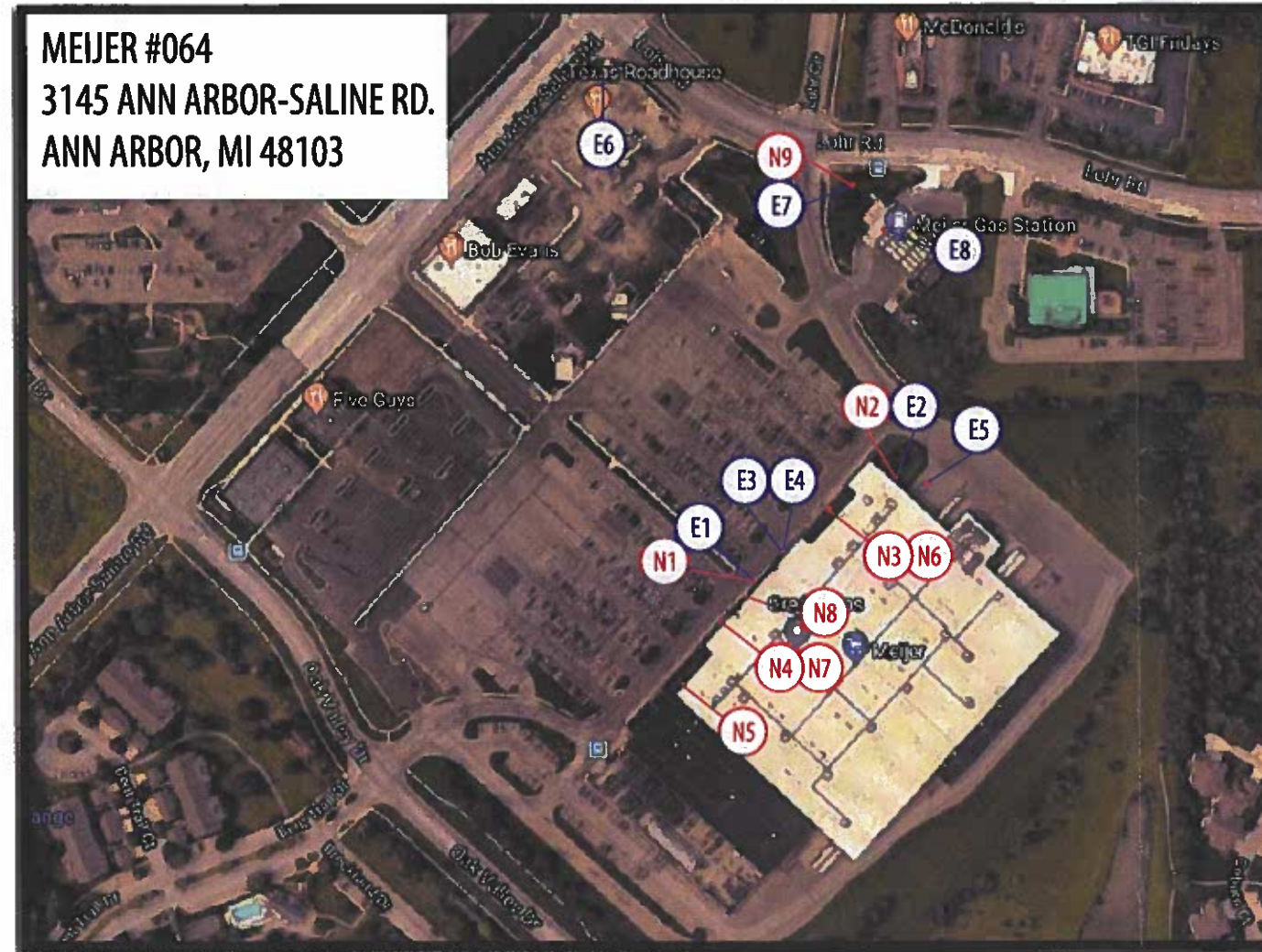
Thank you for considering my opinion.

Susan Salowitz

1674 Weatherstone Dr.

These photos will be available on OneDrive for 30 days. To learn more about OneDrive, click [here](#). To share high quality pictures with your friends and family using MSN Photo E-mail, [Join MSN](#).

Signage Location Plan



EXISTING SIGN	NEW SIGN	PHOTO #	DESCRIPTION	SqFt
E1	N1	1;2	MEIJER LIGHTED LETTERS	195
E2	N2	3;4	MEIJER LIGHTED LETTERS	195
E3	N/A	5	STARBUCKS	N/A
E4	N/A	14	GREAT CLIPS	N/A
E5	N/A	6;7	CURBSIDE PICKUP	N/A
E6	N/A	8;9	CURVED MONUMENT SIGN	N/A
N/A	N3	N/A	FRESH LIGHTED LETTERS	74.2
N/A	N4	N/A	HOME LIGHTED LETTERS	69.3
N/A	N5	N/A	PHARMACY NONLIGHTED LETTERS	62.8
N/A	N6	N/A	WELCOME VINYL	6.8
N/A	N7	N/A	WELCOME VINYL	6.8
N/A	N8	N/A	BOTTLE RETURN NONLIGHTED LETTERS	10.01 (x2)
E7	N9	10; 11	GAS MONUMENT SIGN	60
E8	N/A	12; 13	GAS STATION CANOPY	-
-	N10	-	TEMPORARY WELCOME AWNING	-
TOTAL NEW SIGNAGE SqFt				689.92

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Directional Reference



CUSTOMER MEIJER
LOCATION ANN ARBOR, MI
ADDRESS 3145 ANN ARBOR-SALINE RD
PROJECT MGR REBEKAH SZCZERBIAK

DRAWING # MJR.064
SCALE NTS
FILENAME MEIJER-ANARMI-18-SP

DRAWN BY KARA FREY
DATE 3-26-18
REVISION # 4-4-18 9-20-18 11-12-18 11-16-18

Client Review Status

Approved drawing to be obtained from client prior to any production release or production release revision.
 Approved Approved as Noted Revise & Resubmit
 Name: _____ Date: _____

Declaration

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