

**CHARTER TOWNSHIP OF PLYMOUTH
ZONING BOARD OF APPEALS AGENDA
APPROVED MINUTES
THURSDAY, AUGUST 5, 2021
6:00 P.M.**

MEETING CALLED TO ORDER AT 6:05 BY CHAIRMAN MICHAEL CARLIN

ROLL CALL: Stephen Bossett
Timothy Boyd
Michael Carlin
Mark Clinton
Don Schnettler

EXCUSED: William Pratt
ALSO PRESENT: Kenneth McDonald Chief Building Official
Denisa Terrell, Recording Secretary

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meeting – July 1, 2021

Moved by D. Schnettler and supported by M. Clinton to approve the minutes of the regular meeting of July 1, 2021.
Ayes all.

ITEM NO. 2 – NEW BUSINESS

Application #1629 was removed from the agenda until the September 2, 2021 meeting.

Application No. 1629 Jeff & Darlene Bidwell
9901 McClumpha
Plymouth MI 48170

Location – 9901 McClumpha

Tax I.D. Tax I.D. #78-054-99-0012-704
R-1-H Zoning District

RE: Zoning Ordinance No. 99, Article 6, Sec 6.4 (8) (a) (3) One Family Residential Districts, Accessory Buildings, Detached Garages, Maximum Height

<u>Variance No.</u>	<u>Zoning Ordinance Section/Standard</u>	<u>Location</u>	<u>Maximum Detached Garage Height Mid-Gable</u>	<u>Proposed Detached Garage Height Mid-Gable</u>	<u>Variance Required</u>
1629	Ordinance 99, Article VI, Sec 6.4 (8) (a) (3)	9901 McClumpha	Twelve Feet (12')	Fifteen Feet (15')	Three Feet (3')

The applicant is requesting one variance:

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1. The applicant is in an R-1-H zoning district and is requesting one variance to construct a detached garage. The proposed garage is 15’ feet in height measured mid-gable down, whereas the maximum allowed is 12’ feet in height measured mid-gable down. *The variance requested is 3’ Feet in height.*

Application No. 1630
Revised 7/27/2021

Bloom General Contracting (representing)
Suburban Cadillac
40475 Ann Arbor RD
Plymouth MI 48170

Location – 40475 Ann Arbor RD

Tax I.D. Tax I.D. #78-065-99-0016-301
ARC Zoning District

RE: Zoning Ordinance No. 99, Article 14 Sec 14.10 (4)(b), (5), (6), (7)(a)(b) Ann Arbor Road Corridor, Signs, Monument Signs

<i>Variance No.</i>	<i>Zoning Ordinance Section/Standard</i>	<i>Location</i>	<i>ARC Monument Sign with 200’ or Greater (Height)</i>	<i>Proposed Monument Sign Height</i>	<i>Variance Required</i>
1630 REVISED 7-27-2021	Ordinance 99, Article XIV Sec 14.10 (5)(b)	40475 Ann Arbor RD	Maximum Height 10’	Twenty Feet (20’)	Ten Feet in Height (10’)
<i>Variance No.</i>	<i>Zoning Ordinance Section/Standard</i>	<i>Location</i>	<i>ARC Monument Sign with 200’ or Greater (Square Footage)</i>	<i>Proposed Monument Sign Square Footage</i>	<i>Variance Required</i>
1630	Ordinance 99, Article XIV Sec 14.10 (4)(b)	40475 Ann Arbor RD	Maximum Square Footage 42’	One Hundred Sixty-Five Square Feet (165’)	One Hundred Twenty-Three Square Feet (123’)
<i>Variance No.</i>	<i>Zoning Ordinance Section/Standard</i>	<i>Location</i>	<i>ARC Monument Sign Shall Have a Brick Base</i>	<i>Proposed Monument Sign Base</i>	<i>Variance Required</i>
1630	Ordinance 99, Article XIV Sec 14.10 (7)(a)	40475 Ann Arbor RD	Brick Base	Aluminum Base	Aluminum Base
<i>Variance No.</i>	<i>Zoning Ordinance Section/Standard</i>	<i>Location</i>	<i>ARC I Ground Sign per Street Frontage</i>	<i>Proposed Monument Sign</i>	<i>Variance Required</i>
1630	Ordinance 99, Article XIV Sec 14.10 (6)	40475 Ann Arbor RD	One Ground Sign per Street Frontage	Two Ground Signs	One Additional Ground Sign

The applicant is requesting four variances:

The applicant is an ARC zoning district and is requesting four variances to the monument sign requirements:

1. Monument sign height of twenty feet (20’) whereas no higher than ten feet (10’) is allowed. *Variance request of ten feet (10’) in monument sign height.*
2. Monument sign square footage of one hundred sixty-five feet (165’) whereas the maximum square footage is forty-two square feet. *Variance request of one hundred twenty-three feet (123’) of square footage.*

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3. Monument sign must have a brick base whereas an aluminum base is requested. *Variance to be allowed an aluminum base.*
4. Two monument signs whereas one monument sign per street frontage of a parcel. *Variance to be allowed to have two monument signs on the same parcel with the same street frontage.*

Mr. Smith presented on behalf of Suburban Cadillac. The dealership is in the process of renovating the new Cadillac store and would like to update the two existing signs as they are visual from both directions. He indicated the variance is a hardship with the waterlines, electrical lines, and the mature trees that block the current sign.

The Public Hearing opened at 6:52 p.m.

No public comments.

The Public Hearing closed at 6:53 p.m.

Moved by S. Bossett and supported by D. Schnettler to postpone application #1630 of 40475 Ann Arbor Rd for research and application will be placed on the September 2, 2021, agenda.

Ayes all.
Motion Passed.

Application No. 1631 James Hall (representing)
James & Paula Brown
8927 Mayflower
Plymouth MI 48170

Location – 8927 Mayflower

Tax ID - 78-058-03-0008-000
R-1 Zoning District

RE: Zoning Ordinance No. 99, Article 20 Sec 20.1 Height, Area, Lot Coverage, Yard Requirements and Floor Area (as amended 10/25/07).

<i>Variance No.</i>	<i>Zoning Ordinance Section/Standard</i>	<i>Location</i>	<i>Minimum Rear Yard Setback</i>	<i>Proposed Rear Yard Setback</i>	<i>Variance Required</i>
1631	Ordinance 99, Article 20, Sec 20.1	8927 Mayflower	Fifty Feet (50')	Forty-six Feet (46')	Four Feet (4')

The applicant is requesting one variance:

1. The applicant is in an R-1 zoning district and is requesting one variance to construct a (12' x 18') sunroom that would reduce the rear yard setback to (46') feet whereas (50') feet is required. *Variance requested is four (4) feet of rear yard setback.*

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Mr. E. Larsonmen gave a brief summary of the proposed sunroom. He indicated the variance would not give undue enrichment and would stay in the character of the neighborhood. The variance would not impede any line of sight.

The Public Hearing opened at 6:11 p.m.

No public comments.

The Public Hearing closed at 6:12 p.m.

It was moved by M. Clinton and supported by D. Schnettler to approve the one variance request of four feet of the rear yard setback.

Ayes all.

Motion Passed.

Moved by S. Bossett and supported by D. Schnettler to adjourn at 6:55 p.m.

All Ayes.

Motion Passed.

If denied, the applicant may appeal to Circuit Court.