

**ANN ARBOR CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
WEDNESDAY, APRIL 20, 2005**

3:00 P.M.

Present: Clerk Rena Basch, Richard Mitchell, William Dutil, Laurence Burgess, and Doug Price. Supervisor Michael Moran and Zoning Official Gary Dresselhouse were also present.

Chairman Mitchell called the meeting to order at 3:00 pm.

APPROVAL OF MINUTES:

Dutil moved approval of the minutes dated July 21, 2004 with the correction of some typos noted by Clerk Basch. The motion was seconded by Burgess and was passed unanimously.

NEW BUSINESS:

Clerk Rena Basch is the new member of the ZBA.

PUBLIC HEARING:

ZBA-1-05 – Request by Domino’s Farms for a variance under the Office Park Zoning for new directional outdoor signage. Two variances are required. (1) setback and (2) height.

Van Belanger made a presentation on behalf of the petitioner. They are requesting a 37.5 ft setback variance for Type B signs for along the west side of Earhart Road. The ordinance calls for a setback of 97.5 ft from the centerline of the road; Domino’s would like to place the signs 60 ft from the road centerline. Berms and landscaping would obscure vision of the signs if the ordinance setback was used. Domino’s is planning on removing most current signs. The petitioner is also requesting a height variance for Type C signs to be placed near each lobby entrance. A photo deck was handed out to show views and possible sight obstructions from the parking lots toward the building lobbies.

Zoning/Building Official Dresselhouse indicated that no part of the sign foundation or wiring should be in the right-of-way (ROW). Freestanding signs of this size need a variance; building mounted signs seen on other buildings in the Township do not require a variance.

Mitchell opened the PUBLIC HEARING at 3:25 pm. There was no public comment, so Mitchell closed the Public Hearing at 3:26 pm.

DISCUSSION:

Dutil and others noted that a hardship has been well described: people, security, EMS, etc have to find where they need to go in the complex. The signs will provide traffic flow improvement. Getting the signs off of the east side of Earhart will also be a traffic safety improvement. There was general agreement that the signs were well designed.

Dutil moved to allow a variance for the height of the petitioner’s Type C signs, with the height not to exceed 14 ft. 6 in. Basch seconded the motion which passed unanimously.

Dutil moved that a variance be granted regarding the placement (road setback) of petitioner's Type B signs, with the stipulation that they must remain outside of the ROW. Burgess seconded the motion which passed unanimously.

INFORMATION:

Clerk Basch noted that a petition has come in for the ZBA this week so there will likely be a meeting on May 18, 2005 at 3:00 pm.

ADJOURNMENT:

Price motioned to close the meeting and Mitchell seconded; the motion was unanimously passed and the meeting was adjourned at 3:33 pm.

Minutes prepared by Clerk Rena Basch.