

**ANN ARBOR CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
MINUTES OF MEETING
DECEMBER 20, 2006, 3:00 PM**

I. ROLL CALL

The meeting was called to order at 3:00 pm by Chairman Mitchell at the Township Hall, 3792 Pontiac Trail, Ann Arbor, MI 48105.

Present: Chair Mitchell, Clerk Basch, Larry Burgess, William Dutil, Doug Price

Also present: Supervisor Moran, Building Inspector and Zoning Official Gary Dresselhouse

II. APPROVAL OF MINUTES

Basch moved approval of Zoning Board of Appeals minutes from the meeting on July 19, 2006, with the following corrections on page 2, item 5) – motion was made by Burgess and seconded by Basch. Price seconded. Motion passed unanimously.

III. OLD BUSINESS

ZBA-06-06 – Note from James Paul Frantz regarding variance to Article 130.1001. Section D.2.a and Article 130.1001. Section D.2.c for Parcel I-09-03-400-008, 4200 Nixon Road. Mr. Frantz withdrew his request for a height variance via an email letter to the ZBA.

IV. NEW BUSINESS

A. **ZBA-07-06** – Appeal by Domino’s Farms Office Park of the decision of Zoning Inspector to deny sign permit for Parcel I -09-13-200-016, 24 Frank Lloyd Wright Drive.

1) Petitioner presentations. Karl Fink, attorney on behalf of DF Land, made opening statements that Domino’s Pizza wanted an identification sign for their >200,000 ft² offices with 450 employees. They want to use the logo for direction, not advertising or marketing. Van Belanger, DF Land Facilities Superintendent described the requested location of the sign, and indicated Domino’s Pizza is the sole user of Lobby F.

David Brandon, CEO of Domino’s Pizza, said they invested \$28M to improve their world headquarters facility, including meeting and training rooms. He recognized that they are a tenant in the Office Park, but they really need a clearer way for visitors to identify and locate their offices. Previously, visitors entered Domino’s Pizza WHQ via the lobby entrance with the flags and circular driveway, and now visitors are confused and drive right past the Lobby F sign. John Petz, Director, Government & Community Relations Domino’s Farms Corporation, said they have a unique circumstance with Domino’s Pizza being the sole tenant accessed via Lobby F.

APPROVED

- 2) Zoning Official's report – Gary Dresselhouse reiterated that he denied the sign permit because the office park zoning ordinance allows one free standing identification sign for “each building, structure, or use area,” and Domino's Office Park consists of one building. A “use area” means something like “day care” or “farm”.
- 3) Board comments/questions – Burgess asked for clarification from Dresselhouse regarding the term use area. Dutil discussed the previously granted sign height and position variances for the Lobby directional signs on Earhart Road.
- 4) Chairman Mitchell opened and closed the Public Hearing at 3:28 pm, as there was no public comment.
- 5) Zoning Board of Appeals discussion. Supervisor Moran agrees with Gary's decision to deny the sign permit; the ordinance preceded the site plan of Domino's Farms. The office park consists of one building, and “use area” is not a tenant. Moran proposed that there were other ways to address the issue, such as changing the ordinance. Chair Mitchell agreed with Moran's comments. Dutil pointed out the a variance would be also be required for any additional signage, although that is not the matter at hand today. Burgess and other Commissioners generally agreed that Dresselhouse had correctly interpreted the ordinance in denying the sign permit for this proposed pizza box sign. A discussion ensued as to other ways to accommodate the need for assisting Domino's Pizza visitors find the correct lobby while remaining within the ordinance requirements. It was then proposed to have Domino's Farms office park staff and Mr. Fink discuss options with the Township at a future time.

Basch moved that the ZBA affirm Mr. Dresselhouse's decision based on the findings that the sign was not in accordance with the Office Park zoning ordinance Section 130.1006L, and that there was only one building, and that a tenant of that building is not a “use area.” Burgess seconded. Motion passed unanimously.

B. Discuss possible time change for 2007 meetings. Moran stated that many municipalities held ZBA meetings in the evening to enable better attendance by petitioners and the public. The Commissioners decided that keeping our afternoon time of 3:00 pm was fine since we have not had any petitioners or public complain about being unable to attend.

V. PUBLIC COMMENT

There was no public comment. Commissioners began to discuss possible options for Domino's to either recommend a zoning ordinance amendment or propose to Gary Dresselhouse modifications to existing type C directional signs.

VI. ADJOURNMENT

Dutil moved to adjourn the meeting at 4:05 pm; Burgess seconded.