

**CITY OF BRIGHTON  
ZONING BOARD OF APPEALS  
MINUTES  
August 14, 2014**

**1. Call to Order**

Chairperson Angst called the meeting to order at 7:30 p.m. and the following members were present:

**2. Roll Call**

Gino Conedera – Present  
Russ Gottschalk – Present  
Doug Angst – Present  
Ricci Bandkau - Present  
Dave Senak – Present  
David McLane – Absent  
Alicia Urbain – Present  
Amy Cyphert  
Lauri French

**3. Approval of the June 12, 2014 Meeting Minutes**

Motion by Board Member Bankdau, seconded by Gottschalk, to approve the meeting minutes of June 12, 2014. **Motion carried 5-0-1-1** with Board Member Urbain abstaining and one absence.

**4. Approval of the August 14, 2014 Meeting Agenda**

Motion by Board Member Urbain, seconded by Conedera, to approve the August 14, 2014 agenda as amended to add item 6.a. **Motion carried 6-0-1.**

**Old Business**

**New Business**

5. **St. Paul's Episcopal Church at 200 W. St. Paul (4718-30-304-074)**, is proposing a 21.98 square foot wall sign on the building. Section 66-91 (a) (12) states churches are permitted to erect a sign not to exceed 18 square feet in area or any over-all height of six feet. A variance of 3.98 square feet is being requested to allow the wall sign on the building.

Chairperson Angst reviewed the applicant's request. Reverend Deon Johnson, rector at St. Paul's Episcopal Church, 200 W. St. Paul, explained that there was an historic precedent for the sign they installed and there is a picture included in the application materials. He stated that the former sign was actually larger than the current sign because it included a cross. He noted that since St. Paul is a one-way street from Grand River, the church wanted the sign to be visible. He also noted that when the 205 West building was constructed, the DDA worked with the developer and owner to move the building over by 30 feet so that there would be an unobstructed view of the church from Grand River. He explained that the current sign was designed by their architect who did not know it didn't meet the requirements of the sign ordinance. In response to a question by Board Member Bandkau, Reverend Johnson noted there will not be any more building signs but that they do plan to have an in-ground sign. Ms. Cyphert reminded Reverend Johnson that the ground sign will also need a variance from the Zoning Board of Appeals.

Chairperson Angst closed the regular meeting and opened the public hearing at 7:35. Hearing no comments from the public, he reopened the regular meeting. Board Member Conedera noted that the permit requirement was overlooked and this was not intentionally done.

**Motion** by Board Member Conedera, supported by Gottschalk, to grant a variance of 3.98 square feet to allow a 21.98 square foot wall sign on the St. Paul's Episcopal Church, 200 W. St. Paul based on Grounds for Variance (e)(1)(2) as the sign is in particularly good design and in particularly good taste, the entire site is of good design as evidenced by the recent church expansion and the variance does not go against the spirit and purpose of the chapter in the public interest. A roll call vote was taken as follows:

Board Member McLane – Absent  
Board Member Bandkau – Yes  
Board Member Urbain – Yes  
Board Member Conedera – Yes

Board Member Senak - Yes  
Board Member Angst - Yes  
Board Member Gottschalk - Yes

**The motion carried 6-0-1.**

**6. Staff Updates**

a. Appoint a new Vice Chairperson to replace Gino Conedera – Board Member Conedera announced that he must regretfully submit his resignation from the Zoning Board of Appeals effective August 15, 2014 as he is moving outside of the City. He stated that he enjoyed working with all the board members and has learned a lot from everyone. He nominated Dave Senak to replace him as Vice Chairperson and Dave accepted the nomination.

Motion by Board Member Conedera, seconded by Urbain, to nominate Dave Senak as Vice Chairperson. Motion carried 6-0-1.

**7. Call to the Public**

Chairperson Angst made a Call to the Public at 7:45 p.m. Hearing no response, call to the public was closed.

**8. Adjournment**

Motion by Board Member Conedera, seconded by Gottschalk, to adjourn the meeting at 7:45 p.m. Motion carried 6-0-1.

Respectfully submitted,

Lauri French, Deputy Director  
Community Development, Planning & Zoning  
August 15, 2014