

**CITY OF BRIGHTON
ZONING BOARD OF APPEALS
MINUTES
May 10, 2018**

1. Call to Order

Vice Chairman Chaundy called the meeting to order at 7:00 p.m. and the following members were present:

2. Roll Call

David Chaundy - Present
Russ Gottschalk – Present
Doug Angst – Absent
Dave Senak – Absent
David McLane – Present
Alicia Urbain – Present
Renee Pettengill – Present
Barbara Curtis—Present

Michael Caruso, Senior Community Development Associate

Audience – 8

Moved by Board Member Pettengill, seconded by Board Member Urbain, to excuse the absence of Board Members Angst and Senak. The motion passed unanimously.

3. Approval of the April 12, 2017 Meeting Minutes

Moved by Board Member Pettengill, seconded by Board Member Gottschalk, to approve the meeting minutes of April 12, 2017 as presented. The motion passed unanimously.

4. Approval of the May 10, 2018 Agenda

Moved by Board Member Pettengill, seconded by Board Member Urbain, to approve the agenda as presented. The motion passed unanimously.

Old Business

New Business

5. Signs by Crannie, On Behalf of Candlewood Suites, 151 Library Dr. is requesting variances for three signs proposed for their new hotel.

A primary sign measuring 112 square feet is being proposed. A variance of 12 square feet from the maximum 100 square feet allowed is being requested.

A secondary sign measuring 112 square feet is being proposed. A variance of 62 square feet from the maximum 50 square feet allowed is being requested.

Another secondary sign measuring 112 square feet is being proposed. A variance to allow for a third sign is being requested.

All three signs have a proposed vertical dimension of 7 feet. A variance of 1 foot for the vertical dimension of all three signs is being requested.

Mike Shamammi, owner of Candlewood Suites, presented his request for the sign variances. He stated the signs are needed for visibility of the building and traffic safety since the main entrance is off Library Drive.

Jeff Lorencen, Signs by Crannie, discussed the importance of the sign facing Grand River due to its visibility to hotel guests. He discussed the size of the sign relative to the size of the building and stated it was aesthetically designed.

Board Member Pettengill asked if there would be freestanding signs on the property.

Mr. Lorencen stated there would be a freestanding sign at Challis and Library Drive and a small directional sign at the front entrance.

Board Member McLane asked for more details of the proposed signage.

Mr. Lorencen described the signs, stating they would be internally illuminated, LED signs with individually mounted channel letters.

Board Member Curtis asked for clarification of the proposed sign locations.

Board Member Gottschalk asked how far from Grand River the proposed sign might be seen and asked whether there would be a sign on Grand River.

Mr. Lorencen stated there would not be a sign on Grand River and commented on the importance of the wall sign facing Grand River due to the lack of visibility from that road.

Mr. Caruso stated both Hampton Inn and Homewood Suites are allowed secondary signs due to being off a public roadway. He stated the road behind Candlewood Suites is private, therefore, they are not allowed a secondary sign on the back of the building.

Board Member Pettengill stated other hotels might seek variances for their signage for these same reasons.

Mr. Caruso stated one of the hotels currently under construction will face a private road and he assumes they may also seek a variance for signage.

Board Member Pettengill asked if variances were granted for signage at the old Holiday Inn Express. She also asked about the heights of the two new hotels.

Mr. Caruso stated the Holiday Inn Express and Towne Place Suites are both four stories and between 44 and 51 feet high. He stated the Planning Commission allowed a height variation for the Towne Place Suites due to their branding.

Board Member Pettengill asked to see pictures of the proposed ground sign.

Mr. Lorencen presented plans for the ground sign as well as photographs of the building visibility from the road.

Board Member McLane asked the applicants whether they would be willing to downsize the third sign if it were approved.

Mr. Shammami stated the third sign was the least important and he would be willing to make it smaller. He stated the sign facing Grand River was the most important.

Mr. Caruso stated the ordinance does not include regulations for a third sign in any commercial district, therefore the Board would be approving a third sign at a size they deem appropriate.

Vice Chairman Chaundy opened the call to the public at 7:25 p.m. Hearing and seeing none, the call to the public was closed at 7:25 p.m.

Board Member Curtis stated the first sign would make sense for aesthetic purposes. She stated the variance was minimal and it was a unique piece of property.

Board Member Urbain agreed that the first variance was minimal and the sign was aesthetically pleasing. She stated the variance for the secondary sign was consistent with ones previously granted due to the hardship of not facing the main road.

Board Member McLane stated the signs were tastefully done and he had no issue with the ones on the front and back of the building. He stated there was redundancy with having a third sign.

Board Member Pettengill agreed that the signs on the front and back of the building were fine due to the hardship of not being on a public roadway, but did not think a third wall sign was necessary.

Moved by Board Member Urbain, seconded by Board Member Gottschalk, to approve the variance of 12 square feet for the first sign and 62 square feet for the second sign, as well as the variance for height with hardship of not being on a public road and the location of the building. The motion passed unanimously. Chaundy-Yes, Gottschalk-Yes, McLane-Yes, Urbain-Yes, Pettengill-Yes, Curtis-Yes

6. Forest Ridge Construction, 142 Brighton Lake Rd. is requesting variances for a proposed commercial use within the Residential Transitional Zoning District.

An accessory structure to be located in the side yard of the property is being proposed. A variance to allow an accessory structure in the side yard is being requested.

Off-street parking spaces to be located in the front yard of the property are being proposed.

A variance to allow off-street parking in the front yard is being requested.

24 off-street parking spaces are required for the proposed commercial use. 20 spaces are being proposed. A variance of 4 parking spaces is being requested.

Daniel Oginsky, 5853 Hartford Way, presented his request. Mr. Oginsky gave a background of the property and stated he intended to historically renovate it. He stated his wife would use the space for her business, as well as for their non-profit, and they would have a shared workspace for others. He also stated the back of property was very steep and he plans to maintain it as a natural area. Mr. Oginsky gave a historical ownership chain of the property.

Mr. Caruso discussed a variance for the garage location that was approved in 1978 due to the backyard being unusable. He stated the old variance tied a use to it, which is not legal, and he would like the Board to approve a new variance to replace the old one.

Board Member Pettengill asked if there would be changes to the front porch. She also asked if he had reached out to the President of the Brighton Historical Society.

Mr. Oginsky stated he might make changes to the front porch. He stated he has reached out to the President of the Brighton Historical Society regarding the history of the property.

Vice Chairman Chaundy opened the call to the public at 7:49 p.m.

Susan Backhaus, 907 Brighton Lake Rd., discussed a public notice published for this property in the paper and asked that this item be tabled. Mrs. Backhaus discussed the neighboring church property and the vacation bible school that is held during the summer and was concerned about safety due to the proposed parking lot.

John Martin, Methodist Church Trustee, stated he and the other Trustees of the church were concerned about the church parking lot being used by the neighboring property and the safety of the children attending vacation bible school.

Tom Jaworski, Forest Ridge Construction stated the parking lot was designed to meet the requirements of the city ordinance and stated they are asking for a reduction in parking.

The call to the public was closed at 7:54 p.m.

Board Member Pettengill asked how many offices the building would have.

Mr. Oginski stated there would be six total offices, plus a studio and meeting room, but they do not expect many people to be there at one time. He stated the parking is designed to satisfy the City's requirements. Mr. Oginski also stated they would be respectful of the church property and would tell visitors not to use the church parking lot.

Mr. Caruso clarified the public notice was for a Special Land Use permit for this property which is going to Planning Commission May 21st. He stated the zoning for this property is Residential-Transitional, which allows for single-family homes or home occupations, and that a special land use would allow commercially oriented uses on this property. Mr. Caruso stated the notice had to be published fifteen days prior to the Planning Commission meeting. He stated the permit, if approved, is specific to the use, will stay with the property, and will determine the occupancy of the property.

Board Member Pettengill thanked Mr. Caruso for the clarification.

Moved by Board Member McLane, seconded by Board Member Pettengill, to approve a variance to allow an accessory structure in the side yard, a variance to allow off street parking in the front yard, and a variance for a reduction of four parking spaces. The motion passed unanimously. Chaundy-Yes, Gottschalk-Yes, McLane-Yes, Urbain-Yes, Pettengill-Yes, Curtis-Yes

7. Staff Updates

Mr. Caruso stated there were no submittals for the June meeting; however, he will inform the Board if any applications are submitted before the deadline.

8. Call to the Public

Vice Chairman Chaundy opened the call to the public at 7:58 pm.

Susan Backhaus, 907 Brighton Lake Rd., stated absent members must be excused by name. She also stated the names of absent members must legally be called off during roll call votes and asked that both motions be rectified, otherwise the votes are illegal.

The call to the public closed at 7:59 p.m.

Moved by Board Member Urbain, seconded by Board Member Pettengill, to amend the original motion and excuse Board Member Senak and Angst. The motion passed unanimously.

Vice Chairman Chaundy closed the Call to the public at 7:59 p.m.

9. Adjournment

Moved by Board Member Pettengill, seconded by Board Member McLane, to adjourn the meeting. The motion passed unanimously. Vice Chairman Chaundy closed the meeting at 7:59 pm.

Respectfully submitted,

Wendy Ayala
Recording Secretary