

**City of Brighton
Zoning Board of Appeals
200 N. First St. Brighton, MI 48116
Regular Meeting Minutes
April 8, 2021**

The Board for the Zoning Board of Appeals held a Regular Meeting on Thursday, April 8, 2021 at 7:00 p.m., conducted electronically.

1. Call to Order

Chairperson Urbain called the meeting to order at 7:02 p.m.

2. Roll Call

Board Members present were Jordan Genso, Caitlyn Perry-Dial, Alicia Urbain and Dave Chaundy. All Members participated remotely and disclosed their location.

Also present were Mike Caruso, Community Development Manager; Kelly Haataja, Executive Assistant to Community Development and an audience of three persons.

Motion by Genso, seconded by Perry-Dial to excuse Board Members Gottschalk, Pettengill and Schutz for personal reasons. **Motion carried unanimously by a roll call vote.**

Consent Agenda

3. Approval of the February 11, 2021 Meeting Minutes

4. Approval of the April 8, 2021 Agenda

Motion by Perry-Dial, seconded by Chaundy to approve the Consent Agenda. **The motion carried unanimously by a roll call vote.**

Old Business

None

New Business

Charlene and Rick Bargert, 424 Washington; are proposing to construct a detached garage, and are requesting a variance from the required rear setback, and the maximum height requirement. Chapter 98, Section 3.4 (D); requires a minimum rear yard setback of thirty-five feet. The applicant is proposing a five-foot rear yard setback. **A variance of thirty feet is being requested.** Chapter 98-5.16 (D); states a garage height shall be no more than one-story or fifteen feet in height. The applicant is proposing a height of twenty-one feet. **A variance of six feet is being requested.**

Mr. Caruso explained the unique dimensions of the parcel prohibiting the applicants from constructing an accessory building. Ms. Bargert noted the proposed height is below the height of the house and they would be removing the existing shed on the property.

Board Member Genso asked if the home is an investment or if the applicants are living there.

Ms. Bargert stated this is their home, where they live.

Board Member Urbain opened the Public Hearing at 7:10 p.m.

Susan Bakhaus spoke in support of the variance request.

Hearing and seeing no further comments, Ms. Urbain closed the Public Hearing at 7:11 p.m.

Motion by Genso, seconded by Perry-Dial to approve a variance of thirty feet for the rear yard setback located at 424 Washington for the purpose of constructing a garage, with the hardship of it being a corner lot location and the abnormally short depth of the lot. **Motion passed unanimously by a roll call vote.**

Motion by Perry-Dial, seconded by Chaundy to approve a variance of six feet to construct a garage at a height of twenty-one feet, with the hardship being the lot size and the twenty-five percent restriction placed on the lot size. **Motion passed unanimously by a roll call vote.**

Independent Bank, 8700 N. Second Street; is proposing an additional wall sign on their current building. Chapter 66, Section 66-95 (4)(B); states an additional wall sign, not exceeding 50% in size of the primary wall sign, shall be permitted on a secondary wall of the building, if it is adjacent to a public right-of-way. The applicant is proposing a sign on a secondary wall adjacent to private property. A variance to allow an additional wall sign adjacent to private property is being requested.

Mr. Caruso described the applicant's location, current signage and Meijer's private access drive. Mr. Ebbert's; on behalf of the applicant explained they are hoping to capture the traffic on the private road by placing their branding on this side of the building, which is in line with their other locations. He noted if the service drive were a public road, a variance would not be necessary.

Mr. Genso noted the bank customers would typically be entering from Second Street where signage is currently, not Meijer's private road.

Mr. Ebbert stated most of the public treats the access road as a public road and the applicant assumed they would be able to capture the traffic from the drive with their logo.

Chairperson Urbain opened the Public Hearing at 7:29 p.m.

Hearing and seeing no comments, Ms. Urbain closed the Public Hearing at 7:29 p.m.

Motion by Chaundy, seconded by Perry-Dial to approve the variance as requested with the hardship of it being adjacent to a public right-of-way and it is not on the main street. **Motion passed unanimously by a roll call vote.**

Other Business

5. Staff Updates

Mr. Caruso mentioned identification badges would be ready early next week for those who requested one.

6. Call to the Public

Chairperson Urbain opened the Call to the Public at 7:34 p.m.
Hearing and seeing no comments, Ms. Urbain closed the Call to the Public at 7:34 p.m.

7. Adjournment

Motion by Perry-Dial, seconded by Genso to adjourn the meeting. **Motion passed unanimously by a roll call vote.** The meeting adjourned at 7:34 p.m.

Respectfully submitted,

Kelly Haataja
Executive Assistant to Community Development