

**CHARTER TOWNSHIP OF LYON
ZONING BOARD OF APPEALS
MEETING MINUTES
February 23, 2009**

Approved: April 20, 2009 as written

DATE: February 23, 2009
TIME: 7:30 p.m.
PLACE: 58000 Grand River Avenue

Call to Order: Mr. Erwin called the meeting to order at 7:30 p.m.

Present: Mike Barber, Planning Commission Liaison
William Erwin
Michael Hawkins
John Hicks, Township Board Liaison
Tony Raney

Also Present: Scott Baker, Township Attorney
Al Hogan, Building Official

Guests: 1

1. APPROVAL OF THE MINUTES

**Mr. Barber made a motion to approve the November 17, 2008 minutes as submitted.
Mr. Raney supported the motion.**

**Voice Vote: Ayes: All
Nays: None**

MOTION APPROVED

2. PUBLIC HEARINGS

A. Intercity Neon, PO Box 3762, Centerline, MI 48015. Sidwell #21-02-451-010. Property located at 29683 W.K. Smith Drive. Applicant requests a variance from Article 16.08, C-2 to allow for a wall sign that is 95.63 square feet, which exceeds the maximum allowed size of 48 square feet.

Representing Intercity Neon: Dan Mace

Mr. Mace explained that Nailco is changing their name to TNG Worldwide, which is the main reason for the request. With the size of the sign and the size of the building and the way that the logo reads, the words would be very small; this is the expressway sign. They are not asking for any changes regarding the roadside sign, other than the name change, and that should have already gone through.

Mr. Hawkins questioned if the existing sign is on the other side of the building. Mr. Mace stated that it is facing I-96.

Mr. Raney asked what the square footage of the current road sign is. Mr. Mace stated that they are not asking for a variance on that sign, so it has to be 48'.

There was brief discussion regarding the signs that were located close to this business, since visibility is an issue with the highway side and the speed of the traffic, which were all issues addressed in the application. Mr. Hawkins stated that it was not inconsistent with some of the other variances that were granted.

Mr. Hawkins asked if the sign is illuminated. Mr. Mace stated that the current sign is illuminated.

Mr. Hawkins made a motion in regards to Intercity Neon, property owners TNG Worldwide, home address 23200 Haggerty, Farmington Hills. Property in question for the Township is sidwell #21-02-451-010. Applicant has requested an increase in the allowable area for a sign for advertising purposes for the name of the corporation. It is on the I-96 Freeway side of the facility. The requested size of 95.63 sq. feet, a variance from the allowed 48 sq. feet, shall be granted based on the fact that the sign is consistent with the size of the building, it improves the visibility and the identification for the individuals passing by on the freeway, and it is consistent with previous applications of this ordinance and with other facilities in this industrial complex. Mr. Raney supported the motion.

Mr. Barber questioned if this sign would have neon. Mr. Hogan stated that it would be illuminated. Mr. Mace stated that the light would be behind the letters, the letters would only be seen, and it would not have exposed neon.

Voice Vote:	Ayes:	All
	Nays:	None

MOTION APPROVED

3. ADJOURNMENT

Mr. Erwin adjourned the meeting at 7:40 p.m.

Respectfully Submitted,

Kellie Angelosanto
Recording Secretary