

**CHARTER TOWNSHIP OF LYON
ZONING BOARD OF APPEALS
MEETING MINUTES
April 20, 2009**

Approved: July 20, 2009

DATE: April 20, 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: 3

1. APPROVAL OF THE MINUTES

Mr. Hicks made a motion to approve the February 23, 2009 minutes as submitted. Mr. Barber supported the motion.

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

MOTION APPROVED

2. PUBLIC HEARINGS

A. Hines Park Ford, Inc., 56558 Pontiac Trail, New Hudson, MI 48165 Sidwell #21-03-126-020. Request for variances from the following sign regulations:

- **Section 16.08, sub-section C.1. permits one wall sign per street or**

highway frontage on each parcel. The front façade currently has three wall signs, which is considered conforming by virtue of variances previously granted. The proposal calls for three additional wall signs on the front façade, a "Quick Lane" sign, a non-illuminated band sign, and a wall panel. Thus, a variance from Section 16.08, sub-section C.1. is required to permit three more wall signs than permitted.

- Section 16.08, sub-section C.2. requires that wall signs not exceed 48 square feet in area. Signage on the front façade currently exceeds 48 sq. ft. but is considered conforming by virtue of a variance previously granted. The current proposal calls for the addition of approximately 99 sq. ft. of wall signage on the front façade. Thus, a 99 square foot variance is required from Section 16.08, sub-section C.2.
- Section 16.08, sub-section C.3. indicates that one wall sign may be located on each side of a building that faces a street or highway. A non-illuminated 33-square foot (approx.) band sign is proposed on the east side of the building, which does not face a street or highway. Thus, a variance from Section 16.08 sub-section C.3. is required.

Representing Hines Park Ford, Inc: John Deters
Dave Cole

Mr. Deters explained that Hines Park Ford is requesting a variance to install 3 signs in order to identify a new business called Quick Lane, which will operate as a stand-alone business in the Ford dealership. It would be similar to Midas Muffler or Belle Tire. It will have its own entrance and its own bays. It is not in a residential area and because of the shape of the property and the layout of the road, there is a lack of identification.

Mr. Cole explained that Quick Lane is owned by Ford Motor Company, and they offer them to franchise dealerships. It was not to be marketed as Hines Park Ford at all; they want a variety of cars to come in to be serviced. There would be a separate listing and phone number but the same address. Mr. Barber asked where the paychecks would come from. Mr. Cole explained that it was one centralized office, and their paychecks will say Hines Park Ford.

Mr. Hawkins stated that it would be a separate storefront in a large facility, similar to a Kroger, which has a pharmacy and a multitude of storefronts.

Mr. Hawkins made a motion in regards to applicant Hines Ford Inc. 56558 Pontiac Trail, New Hudson with regards to the request for 3 additional signs related to a sub-tenant within the facility with reference to Section 16.08 section C.1. The applicant has requested 3 additional signs that would be dedicated to the Quick Lane facility. The applicant has demonstrated that the necessity of the signs is to advertise this

particular business, which is not a unique situation and is similar to other malls, grocery stores, and strip malls within the Township. He makes a recommendation to the Board that they permit the 3 additional signs as requested. Mr. Raney supported the motion.

Voice Vote:	Ayes:	All
	Nays:	None

MOTION APPROVED

There was brief discussion regarding the amount of a variance that was needed for the signs.

Mr. Hawkins made a motion to recommend to the Board in regards to the second request to Section 16.08 sub section C.2. Applicants requested maximum square foot of signage permitted to adequately advertise the facility and has demonstrated that a total of 99 square feet of wall signage was required on the two front facades with road frontages of this tenant. Therefore, a variance of 51 square feet is required from the permitted 48 square feet for a total of 99 square feet of wall signage. He recommends to the Board that they approve a 51 square foot variance. Mr. Raney supported the motion.

Voice Vote:	Ayes:	All
	Nays:	None

MOTION APPROVED

Mr. Deters withdrew the request for the 3rd variance that was requested.

3. ADJOURNMENT

Mr. Erwin adjourned the meeting at 8:05 p.m.

Respectfully Submitted,

Kellie Angelosanto
Recording Secretary