

Charter Township of Lyon
Zoning Board of Appeals
Regular Meeting Minutes
October 19, 2015

Approved: November 16, 2015

The meeting was called to order by Mr. Erwin at 7:01 p.m.

Roll Call: Mark Barber, Alternate Member
Bill Erwin, Chairman
John Hicks, Board Liaison
Tony Raney
Carl Towne, Planning Commission Liaison

Guests: 3

Also Present: Leann Kimberlin, Township Attorney

APPROVAL OF MINUTES

**Motion by Towne, second by Raney
To approve the minutes from September 21, 2015 as presented.**

**Voice Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

PUBLIC HEARINGS

1. **Henrob Corporation, 30000 South Hill Road, New Hudson, MI 48165. Sidwell #21-02-376-024. Property located at 54900 Grand River Avenue. Applicant requests the following variances from the Zoning Ordinance:**
 - **A variance from Section 16.08-C-2, which allows for a maximum wall sign size to be 48 square feet. A wall sign measuring 84.7 square feet is being proposed, which would require a variance of 36.7 square feet. Variance requested for sign on the east side of the building.**
 - **A variance from Section 16.08-C-2, which only allows wall-mounted signs to face a street or a highway. Variance requested for sign on the north side of the building and sign on the east side of the building.**

Representing: Mike O'Leary, Lindhout Architects

Mr. O'Leary explained Henrob is looking for a variance in size for a sign on the east side of the building and relief for a sign to face a right-of-way on the north side of the building. Due to the location and the nature of the buildings and site, they are set up a lot like a campus. With a campus and several large buildings under one ownership,

their driveways act a lot like a roadway would. The sign on the east side of the building faces the drive/roadway. There is also a road coming in off of South Hill. They expect to see a lot of traffic coming in and out. They are proposing a sign on the east side of the building that is bigger in size so they can eliminate the hazardous potential of motorists coming down Grand River at 55 mph, and as they approach the building there is a lot of construction that would cause a lot of interference. Mr. O'Leary provided a video of the drive going westbound on Grand River. Not a lot of the building is visible coming westbound due to the vegetation growth in the immediate area.

Mr. Erwin asked if there is a sign out front. Mr. O'Leary showed where the sign will be located and explained that the sign will be 24 square feet on one side and 24 square feet on the other. Mr. O'Leary explained the sign will be internally lit as well. Mr. Barber asked why they could not locate the sign on the south side. Mr. O'Leary stated it would really deter from the face of the building.

Mr. Towne stated that they are allowed one wall sign. They have the marquee sign out front, but it will not mitigate the problems coming up Grand River. The ZBA had approved a 36' variance for Hirata but that building was not self-created; that building existed and it is set back farther. The size of this building warrants a big sign. Mr. Erwin commented that this building is closer to the road. Mr. Towne also said that they approved a dental office on Ten Mile Road, and the sign was not seen from the campus setting; this is exactly what Henrob has. Mr. Towne stated he would not have a problem with a variance of 36' on the east side. Mr. Towne stated he is opposed to the sign on the north.

Mr. Erwin asked if there was anyone wishing to speak in the public. There was no public comment.

Mr. Raney stated he had no problem with the east side location. Mr. Hicks agreed. Mr. O'Leary confirmed that there will be directional signs on site.

Motion by Towne, second by Hicks

To approve from Section 16.08-C-2 a 36' square foot variance because the property is very unique and the front facing sign on Grand River would not suffice and it would not be seen traveling westbound on Grand River along with the campus style setup and the size of the building at 122,000 sq. feet it would require a sign of that size and improve the site. The ZBA did allow Hirata Corporation a variance of the same size. Due to the speed limit of 55 mph and there is a safety factor involved.

**Voice Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

Motion by Towne, second by Raney

To approve the sign on the east side of the building due to the safety issues.

**Voice Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

Mr. O'Leary explained that they requested a sign on the north side to denote the entrance to the building and it helped to dress up the building. It was also part of discussion at a Planning Commission meeting about noting the entrances on such a large campus and doing it with a Henrob logo instead of an entrance sign.

Motion by Towne, second by Raney

To deny the sign facing the north because it meets no criteria in the zoning and they don't need it for seeing the building on the campus and it's not a main thoroughfare and there is no entrance from the expressway and it's a gravel road.

Mr. Hicks stated it would be invisible to anyone but those at Henrob.

**Voice Vote: Ayes: Towne, Raney, Erwin, Barber
Nays: Hicks**

MOTION APPROVED

ADJOURNMENT

Motion by Towne, second by Barber

To adjourn the ZBA meeting at 7:30 p.m.

**Voice Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

The Zoning Board of Appeals meeting was adjourned at 7:30 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

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Recording Secretary