



City of Plymouth

Zoning Board of Appeals Meeting Minutes

Tuesday, January 7, 2020 - 7:00 P.M.
City Hall Commission Chambers

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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1. CALL TO ORDER

Chair Giummo called the meeting to order at 7:00 PM.
The Board said the Pledge of Allegiance.

PRESENT: Mike Devine, Ed Krol, Joe Elliott, Kara Giummo
ABSENT: Jim Burrows, Scott Silvers

Also present was Assistant Community Development Director Greta Bolhuis and City Commission Liaison Tony Sebastian.

2. CITIZEN COMMENTS

None.

3. APPROVAL OF THE MEETING MINUTES

A motion was made by Comm. Krol and seconded by Comm. Elliott for approval of the December 5, 2019 meeting minutes.

MOTION APPROVED 3-0

4. APPROVAL OF THE AGENDA

A motion was made by Comm. Devine and seconded by Comm. Krol for approval of the agenda as amended to reorder the cases under new business.

MOTION APPROVED 4-0

5. ELECTION OF OFFICERS

Comm. Krol nominated Comm. Giummo to be Chairman for the 2020 calendar year. There were no other nominations.

MOTION APPROVED 4-0

Comm. Devine nominated Comm. Elliott to be Vice-Chairman for the 2020 calendar year. There were no other nominations.

MOTION APPROVED 4-0

6. OLD BUSINESS

A) Z19-15: 250 N. Main, Non-Use Variance, Wall signage, Zoned B-1

A motion was made by Comm. Elliott, seconded by Comm. Krol, to allow Comm. Devine to recuse himself due to a conflict of interest.

MOTION APPROVED 4-0

Chair Giummo explained to the applicant that there were only three members present and that they required three affirmative votes to pass the variance request. The applicant asked to proceed.

Ms. Bolhuis explained that the applicant could table their request at any time during the agenda item due only having three members present.

Chair Giummo read the administrative review from the city.

Art Nichols, applicant, presented his case. Mr. Nichols explained that the front yard is one of the largest in the City. He explained their gym will be 25,000 square feet and want a sign to reflect that area. He explained the way the sign had to be calculated was problematic due to the two components of their sign: gear logo and letters.

Craig Singer, owner, presented his case. He explained that the City's sign ordinance accommodated an urban arrangement, whereas this shopping center was a more suburban arrangement. He explained the site improvements they have already completed. Mr. Singer felt like the property was almost un-rentable due to the distance from the street and the requirement to have such a small sign. He explained a larger sign is required to ensure success of the businesses.

Citizen Comments

None.

Board Discussion

Comm. Elliott asked about the existing ground sign. Mr. Singer explained they plan to reface that sign.

Chair Giummo asked how many tenant spaces were in the building. Mr. Singer stated there were three spaces.

Comm. Krol asked if Corporate was requiring a certain size sign. Mr. Nichols explained that they did not require a size, but rather the logo and sign arrangement.

Chair Giummo asked if they could install a sign without the gear. Mr. Nichols stated they could not.

Chair Giummo asked if the Board could change the way they calculate the square footage of the sign.

Comm. Elliott stated that they had viewed a previous sign variance request with a different area calculation due to it being so close to the ordinance requirement.

Ms. Bolhuis explained that they could attach conditions to consider a different way to calculate the sign area, but she suggested making it specific to the site, sign, or tenant.

Chair Giummo asked about signage per entrance and if they could combine the permitted sign areas since they were taking over four spaces. Ms. Bolhuis confirmed that one wall sign was allowed per single means of ingress or egress.

Comm. Elliott asked about total signage for the property. Ms. Bolhuis explained that signage was not cumulative for the property and that the ground signs has area requirements just like wall signs.

Comm. Elliott felt that the setback was unique to this property and that the logo had a lot of white space which inflated the area number.

Chair Giummo felt that the pylon sign would still give the site visibility, but she agreed that a 25 square foot wall sign was too small.

The Board discussed the different options presented.

Comm. Krol didn't see a big difference from the 150 square foot option to the 100 square foot option.

A motion was made by Comm. Elliott, seconded by Comm. Krol, to approve Z19-15, 250 N. Main. The variance is for 75 square feet for a 100 square foot "Planet Fitness" wall sign. The variance has the following conditions: the variance approval is only for the current configuration with the occupant taking up four storefronts and the variance does not apply if the building were to be reconfigured. The finding of fact is that the building setback is much larger than a typical location in the City and a 25 square foot wall sign is not visible from the road.

MOTION APPROVED 3-0.

Comm. Devine rejoined the Board.

7. NEW BUSINESS

None.

8. COMMISSIONER COMMENTS

None.

9. REPORTS AND CORRESPONDENCE

Ms. Bolhuis shared information for the Oakland County ZBA training on Wednesday, January 29, 2020.

10. ADJOURNMENT

Hearing no further business, a motion was made by Comm. Elliott, supported by Comm. Krol to adjourn the meeting at 7:45 PM.

MOTION APPROVED 4-0