



# City of Plymouth Zoning Board of Appeals

## Regular Meeting Agenda

Thursday, February 5, 2026 – 7:00 p.m.  
City Hall & Online Zoom Webinar

City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234

<https://us02web.zoom.us/j/87470670393>

Passcode: 975825

Webinar ID: 874 7067 0393

- 1) CALL TO ORDER
  - a) Roll Call
- 2) ELECTION OF OFFICERS
- 3) CITIZEN COMMENTS
- 4) APPROVAL OF THE MINUTES
  - a) Approval of December 4, 2025, regular meeting minutes
- 5) APPROVAL OF THE AGENDA
- 6) OLD BUSINESS
- 7) NEW BUSINESS
  - a) **Z 26-01, 1426 S. Mill:** Gabriella Sharman, the applicant, is requesting a non-use variance to install an electronic changeable copy sign that is not a monument sign. The property is zoned ARC, Ann Arbor Road Corridor.
- 8) BOARD MEMBER COMMENTS
- 9) REPORTS AND CORRESPONDENCE
- 10) ADJOURNMENT

Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Commission, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.

Meetings of the City of Plymouth are open to all without regard to race, sex, color, age, national origin, religion, height, weight, marital status, disability, or any other trait protected under applicable law. Any individual planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) should submit a request to the ADA Coordinator at 734-453-1234 ext. 234 at least two working days in advance of the meeting. The request may also be submitted via mail at 201 S. Main St. Plymouth, MI 48170, or email to [clerk@plymouthmi.gov](mailto:clerk@plymouthmi.gov).

## City of Plymouth Strategic Plan 2022-2026

### GOAL AREA ONE - SUSTAINABLE INFRASTRUCTURE

#### OBJECTIVES

1. Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35<sup>th</sup> District Court, recreation department, and public safety
2. Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces, expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
3. Partner with or become members of additional environmentally aware organizations
4. Increase technology infrastructure into city assets, services, and policies
5. Continue sustainable infrastructure improvement for utilities, facilities, and fleet
6. Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

### GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

#### OBJECTIVES

1. Create a 5-year staffing projection
2. Review current recruitment strategies and identify additional resources
3. Identify/establish flex scheduling positions and procedures
4. Develop a plan for an internship program
5. Review potential department collaborations
6. Hire an additional recreation professional
7. Review current diversity, equity, and inclusion training opportunities
8. Seek out training opportunities for serving diverse communities

### GOAL AREA THREE - COMMUNITY CONNECTIVITY

#### OBJECTIVES

1. Engage in partnerships with public, private and non-profit entities
2. Increase residential/business education programs for active citizen engagement
3. Robust diversity, equity, and inclusion programs
4. Actively participate with multi-governmental lobbies (Michigan Municipal League, Conference of Western Wayne, etc.)

### GOAL AREA FOUR - ATTRACTIVE, LIVABLE COMMUNITY

#### OBJECTIVES

1. Create vibrant commercial districts by seeking appropriate mixed-use development, marketing transitional properties, and implementing Redevelopment Ready Communities (RRC) practices
2. Improve existing and pursue additional recreational and public green space opportunities and facilities for all ages
3. Develop multi-modal transportation plan which prioritizes pedestrian and biker safety
4. Improve link between Hines Park, Old Village, Downtown Plymouth, Plymouth Township, and other regional destinations
5. Maintain safe, well-lit neighborhoods with diverse housing stock that maximizes resident livability and satisfaction
6. Modernize and update zoning ordinance to reflect community vision
7. Implement Kellogg Park master plan

*“The government in this community is small and accessible to all concerned.”*

-Plymouth Mayor Joe Bida November

**City of Plymouth**  
**Zoning Board of Appeals Notice**  
201 S. Main Street Plymouth, Michigan 48170  
Website: [www.plymouthmi.gov](http://www.plymouthmi.gov) Phone: (734) 453-1234 ext. 232

A regular meeting of the Zoning Board of Appeals will be held on **Thursday, February 5, 2026**, at 7:00 P.M. at Plymouth City Hall and online via Zoom to consider the following:

**Z 26-01, 1426 S. Mill:** Gabriella Sharman, the applicant, is requesting a non-use variance to install an electronic changeable copy sign that is not a monument sign. The property is zoned ARC, Ann Arbor Road Corridor.

Meetings of the City of Plymouth are open to all without regard to race, sex, color, age, national origin, religion, height, weight, marital status, disability, or any other trait protected under applicable law. Any individual planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) should submit a request to the ADA Coordinator at 734-453-1234 ext. 234 at least two working days in advance of the meeting. The request may also be submitted via mail at 201 S. Main St. Plymouth, MI 48170, or email to [clerk@plymouthmi.gov](mailto:clerk@plymouthmi.gov).

Publish: Wednesday, January 21, 2026



# City of Plymouth Zoning Board of Appeals Regular Meeting Minutes Thursday, December 4, 2025 - 7:00 p.m.

City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170-1637

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234  
Fax 734-455-1892

## 1. CALL TO ORDER

Chair Joe Elliott called the meeting to order at 7:00 p.m.

Present: Chair Joe Elliott, Vice Chair Burrows, Members Mike Devine, Rebecca Smith, and Alternate Mike Pappas.

Absent: Member Robert Mengel

Also present: Planning and Community Development Director Greta Bolhuis

## 2. CITIZENS COMMENTS

There were no citizen comments.

## 3. APPROVAL OF THE MEETING MINUTES

Burrows offered a motion, seconded by Pappas, to approve minutes of the October 2, 2025 meeting.

There was a roll call vote.

YES: Burrows, Devine, Smith, and Pappas

Abstained: Elliott

MOTION PASSED

## 4. APPROVAL OF THE AGENDA

Smith offered a motion, seconded by Pappas, to approve the agenda for the December 4, 2025 meeting.

There was a roll call vote.

YES: Pappas, Devine, Smith, Burrows, and Elliott

MOTION PASSED UNANIMOUSLY

## 5. OLD BUSINESS

There was no old business.

## 6. NEW BUSINESS

- a) **Z 25-12, 1157 Penniman:** John (Jack) Wilson, the owner, is requesting non-use variances to construct an addition onto an existing porte-cochere (carport) and to rebuild a detached garage in the required setback. The property is zoned R-1, Single-Family Residential. Property owner Jack Wilson presented his case.

### *Citizen Comments*

There were no citizen comments.

**Board Member Discussion**

Board members expressed concerns about granting a 1-foot setback for a completely new structure, noting that while existing non-conforming structures could remain, new construction should meet current standards where possible. After discussion, the Board determined a 2-foot setback would be a reasonable compromise, allowing maintenance access while minimizing impact on existing vegetation.

**Motion**

Motion by Commissioner Devine, seconded by Commissioner Smith, to **approve** a 1-foot variance for the rear setback of the detached garage (allowing a 2-foot setback). The variance would apply to a maximum dimension of 25 feet from the east property line, parallel to the rear property line.

**Findings of Fact**

The existing structure is nonconforming with a 1-foot setback and that a 2-foot setback is more maintainable and a lesser variance than what is being requested.

There was a roll call vote.

YES: Pappas, Devine, Smith, Burrows, and Elliott  
MOTION PASSED UNANIMOUSLY

**Board Member Discussion**

Regarding the carport, the Board supported the increased square footage, continuation of existing setback, and location of the carport extension. However, due to safety concerns, they rejected the request for railings and door access, finding that such changes could present safety risks and encourage occupancy of the space. They suggested alternatives which may still allow for the movement of furniture.

**Motion**

Motion by Commissioner Smith, seconded by Commissioner Burrows, to **approve** variances allowing a carport up to 325 square feet in area, continuing the existing side setback, and allowing it to exist in the side yard setback on a lot greater than 60 feet wide.

**Findings of Fact**

The existing carport is nonconforming due to the historic conditions of the home and placement on the property, and the current size is not practical for modern use.

There was a roll call vote.

YES: Pappas, Devine, Smith, Burrows, and Elliott  
MOTION PASSED UNANIMOUSLY

**Motion**

Motion by Commissioner Devine, seconded by Commissioner Smith, to **deny** the variance request for a railing and a door accessing the top of the carport.

There was a roll call vote.

YES: Pappas, Devine, Smith, Burrows, and Elliott  
MOTION PASSED UNANIMOUSLY

- b) **Z 25-13, 120 Wilcox:** Peter Poulos, the owner, is requesting non-use variances to construct an addition onto an existing home. The property is zoned R-1, Single-Family Residential.

Commissioner Devine recused himself due to involvement with the application.  
Motion by Devine, seconded by Elliott, to allow Member Devine to abstain from this agenda item but remain in the room to present the variance request.

There was a roll call vote.

YES: Devine, Pappas, Smith, Burrows, and Elliott

MOTION PASSED UNANIMOUSLY

Applicant Mike Devine presented the case. Devine explained the unique characteristics of the property, including an abandoned street that created an irregular lot shape. The homeowner maintains a triangle of city-owned land and county right-of-way adjacent to their property. The historic home's wraparound porch significantly impacts lot coverage calculations.

#### ***Citizen Comments***

There were no citizen comments.

#### ***Board Member Discussion***

The applicant confirmed that this project is a remodel, not a tear down. The Board noted that if calculations were based on the property the homeowner maintains (rather than just legally owns), both FAR and lot coverage would meet ordinance requirements. The Board considered the impact of the large wraparound porch on the lot coverage calculation. The property's location next to a commercial gas station and major road was also considered.

Chair Elliott informed the applicant that there were only four members present to consider the case. He offered the applicant the opportunity to postpone until there was a full board present. The owner confirmed she was ok with proceeding.

#### ***Motion***

Motion by Commissioner Burrows, seconded by Commissioner Smith, to approve the two variances for lot coverage (4.6%) and floor area ratio (0.027).

#### ***Findings of Fact***

The lot is irregularly shaped due to a corner with a commercial gas station to the west and a major road with a large right-of-way to the north, and if calculations were based on property the homeowner maintains, both FAR and lot coverage would meet ordinance requirements.

There was a roll call vote.

YES: Pappas, Smith, Burrows, and Elliott

MOTION PASSED UNANIMOUSLY

#### **c) Clerical clarification of August 7, 2025 meeting minutes**

Staff sought clarification regarding a fence setback dimension from the August 7, 2025 meeting. The minutes stated the fence shall be "55 feet from the front property line", but review of the permit application, property survey, and meeting video indicated the minutes should say "45 feet from the front property line".

Motion by Chair Elliott, seconded by Commissioner Smith, to clarify the August 7, 2025 ruling that the information presented by the applicant is approved, and the dimension from the front property line to the fence is 45 feet, not 55 feet.

There was a roll call vote.

YES: Pappas, Devine, Smith, and Elliott

Abstain: Burrows as he was not present at the meeting

MOTION PASSED UNANIMOUSLY

## **7. BOARD MEMBER COMMENTS**

Chair Elliott announced this was his last meeting serving on the Zoning Board of Appeals. Board members thanked him for his leadership and service since 2016.

## **8. REPORTS AND CORRESPONDENCE**

There were no reports and correspondence to report.

## **9. ADJOURNMENT**

Pappas offered a motion, seconded by Devine, to adjourn the meeting at 8:33 p.m.

There was a roll call vote.

YES: Pappas, Devine, Smith, Burrows, and Elliott

MOTION PASSED UNANIMOUSLY



## City of Plymouth Zoning Board of Appeals Memorandum

---

City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234  
Fax 734-455-1892

TO: Zoning Board of Appeals Commissioners  
FROM: Greta Bolhuis, Planning & Community Development Director  
DATE: January 26, 2026  
RE: **Z 26-01, 1426 S. Mill:** Non-Use Variance Requests

Gabriella Sharman, the applicant, is requesting a non-use variance to install an electronic changeable copy sign that is not a monument sign. The property is xx feet wide by xx feet deep totaling xxxxx square feet. The property is zoned ARC, Ann Arbor Road Corridor.

Sec. 78-169 (d) (18) references that "Electronic or electric changeable copy signs [...]" are prohibited.

Sec. 78-169 (e) (1) (a) states: "All ground signs shall be monument signs."

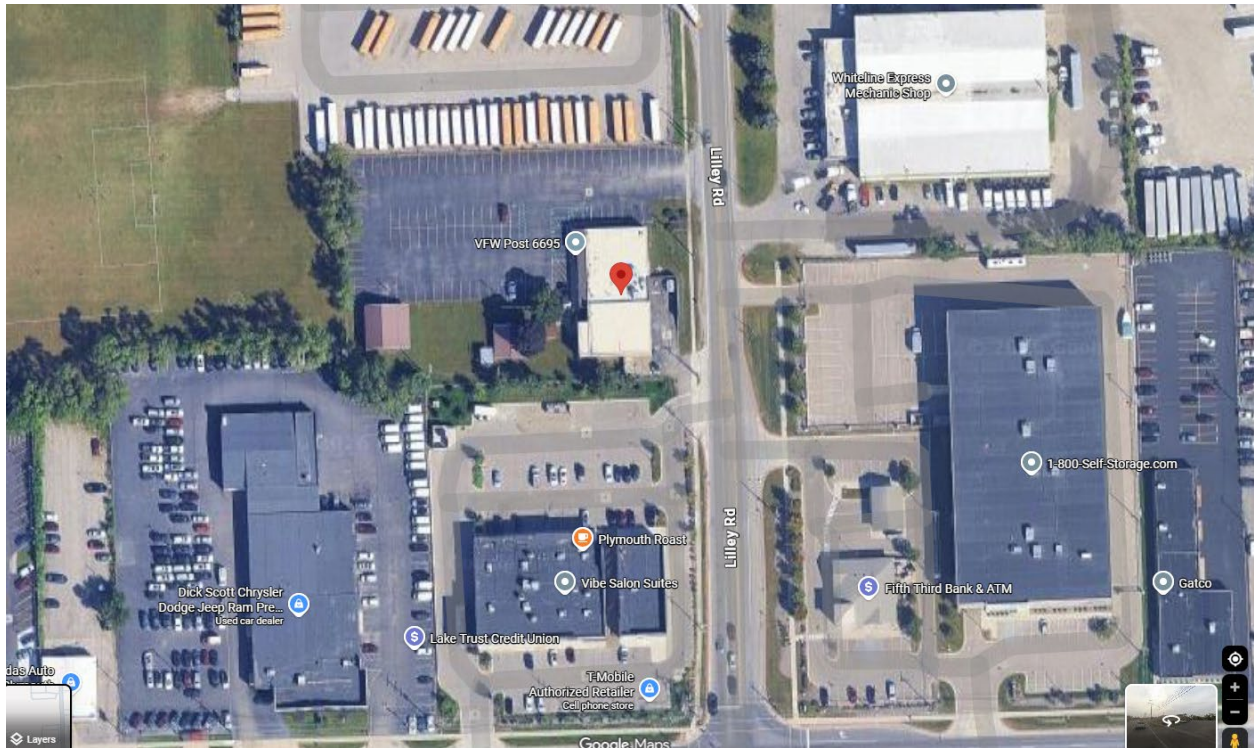
Sec. 78-169 (b) (19) defines a monument sign as "*Monument sign*: A ground sign that is mounted on a base which is in contact with or close to the ground. The base of a monument sign shall be no less than 75 percent of the greatest horizontal dimensions of the sign face, and the vertical separation between the lowest point of the sign face and the highest point of the sign base shall be no greater than 12 inches."

A variance is required to install an electronic or electric changeable copy sign. A variance is required to install a ground sign that is not a monument sign.

Please note that the ground sign must still be reviewed by the Planning Commission per Sec. 78-169 (1) (g) which states: "The planning commission shall review all ground sign applications to assure compliance with the design, placement and dimensional standards of this article."

Should you have any questions, please contact me directly.







## DIMENSIONAL (NON-USE) VARIANCE APPLICATION

### Community Development Department

201 S. Main Street Plymouth, MI 48170 Ph. 734-453-1234 ext. 232

Website: [www.plymouthmi.gov](http://www.plymouthmi.gov)

Type of Variance Request: DIMENSIONAL – Common regulations subject to dimensional (non-use) variance requests: setbacks, signs, height, parking regulations, lot coverage, and bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

1426 S Mill St, Plymouth, MI 48170	01/05/2025	
Address of Property	Date of Application	
Gabriella Sharman	VFW Post 6695 / Robert Cohen	
Applicant Name	Property Owner	
P.O. Box 695	Ross	OH, 45061
Address	City	State Zip
Gabriella@apex-constructionllc.com	(321) 315-2191 / (770) 675-0793	
Email	Phone	

Three Basic Functions of the ZBA:

1. Interpreting the zoning ordinance (text and map) and nonconforming situations.
2. Deciding appeals on administrative decisions, special land uses, or PUDs.
3. Granting variance requests.

Standards for Dimensional (Non-Use) Variance: [Click here to see full ordinance language.](#)

1. Ordinance unreasonably prevents the owner from using the property for what it is zoned
2. Variance will do substantial justice to the applicant, and the surrounding community
3. Problem is due to the unique circumstances of the property
4. Problem is not self-created

A quorum (3 members) is required for approval of all non-use variance requests.

The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application and necessary/applicable plans must be filed with a fee of \$350.00 for single family residential projects or \$600.00 for all other uses. A fee of \$350.00 is applicable for ordinance interpretation only. Visit the City's website for submittal deadlines and meeting dates: [Zoning Board of Appeals](#). Submit ten (10) hardcopies of the application and plans including but not limited to survey, plot map, building plans, and photos. One complete digital set of application materials shall be submitted on a flash drive or emailed to [plans@plymouthmi.gov](mailto:plans@plymouthmi.gov) (maximum file size is 100 MB).

The Zoning Board of Appeals will not accept incomplete applications. Signature of property owner and applicant, as well as notarization is required for every application. There are notaries located in City Hall. The Community Development Department has the right to remove an item from the agenda due to incompleteness.

**Article and Section of the Zoning Ordinance for which an appeal or variance is being requested:**

Sec. 78-223. - Signs not permitted (electronic or digital changeable copy signs)

---

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: Installation of (1) new  
freestanding sign with electronic message center screens on site for VFW Post 6695.

---

**Description of Property**

Current zoning classification: B3 / Zoning Code: ARC / Zoning Type: Special

Current use of structure(s) on premises: B3 (per GIS)

Is it a corner or interior lot? Corner Lot

Size and area of lot: 1.34 Acres

Total square footage of existing main structure(s): Approx. 58,370 sq. Ft. The Post is 13,200 sq. ft.  
Hall is 3,750 sq.ft. Temporary or seasonal structures are under 200 ft.

Total square footage of accessory structure(s): Approx. 58,370 sq. Ft. The Post is 13,200 sq. ft.  
Hall is 3,750 sq.ft. Temporary or seasonal structures are under 200 ft.

Existing lot coverage (percentage) of all buildings and structures: Approx. 58,370 sq. Ft. The Post is 13,200 sq. ft.  
Hall is 3,750 sq.ft. Temporary or seasonal structures are under 200 ft.

Height of existing main and/or accessory structures: Information not available.

---

**Description of Proposed Structures**

Dimensions and area of structure or addition to be constructed: 6'-4" x 7'-2" Overall Dimensions of Proposed Sign

Front yard setback after completion (measured from property line): 25 ft

Rear yard setback after completion (measured from property line): 338.82 ft

Side yard setback after completion (measured from property line): 149.71 ft / 70.90 ft

Height of proposed structure: 7'-2" overall height (please see sketch for more information)

Lot coverage (percentage) after completion: 45.39 square feet

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): N/A

☒ A scaled drawing or boundary survey depicting the above information.

Please answer all the following questions as they relate to the dimensional variance, use additional sheets as necessary:

1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.) The current ordinance in place is preventing new and improved signage to be installed for the betterment of our business, making it a practical difficulty. The signage proposed would help our business attract new members and promote upcoming events to the general public in the area more efficiently.
2. What effect will the variance have on neighboring properties? If the variance for the new sign is to be approved, there would be no negative effect placed on the neighboring properties to the VFW as right down the street East Middle School has the same type of sign we are proposing already installed.
3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? (NOTE: The ZBA has generally found that purely aesthetic consideration and self-created hardships are unacceptable grounds for a variance.) We do not feel that the practical difficulty is self-imposed as there are other businesses in the area that are under the same zoning classification as we are, and are currently allowed to use their type of electronic message center signage. We would like to be granted the same allowance to help our business grow and attract new members and promote upcoming events.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? The ordinance restrictions unreasonably prevent the owner from being able to have the proposed replacement signage. This is due to electronic message center screens being prohibited in their current zoning classification. However, there are other neighboring properties in the area that have this type of signage and are classified in the same zoning, making the denial unreasonable.

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct:

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Signature of Applicant

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Notary Public

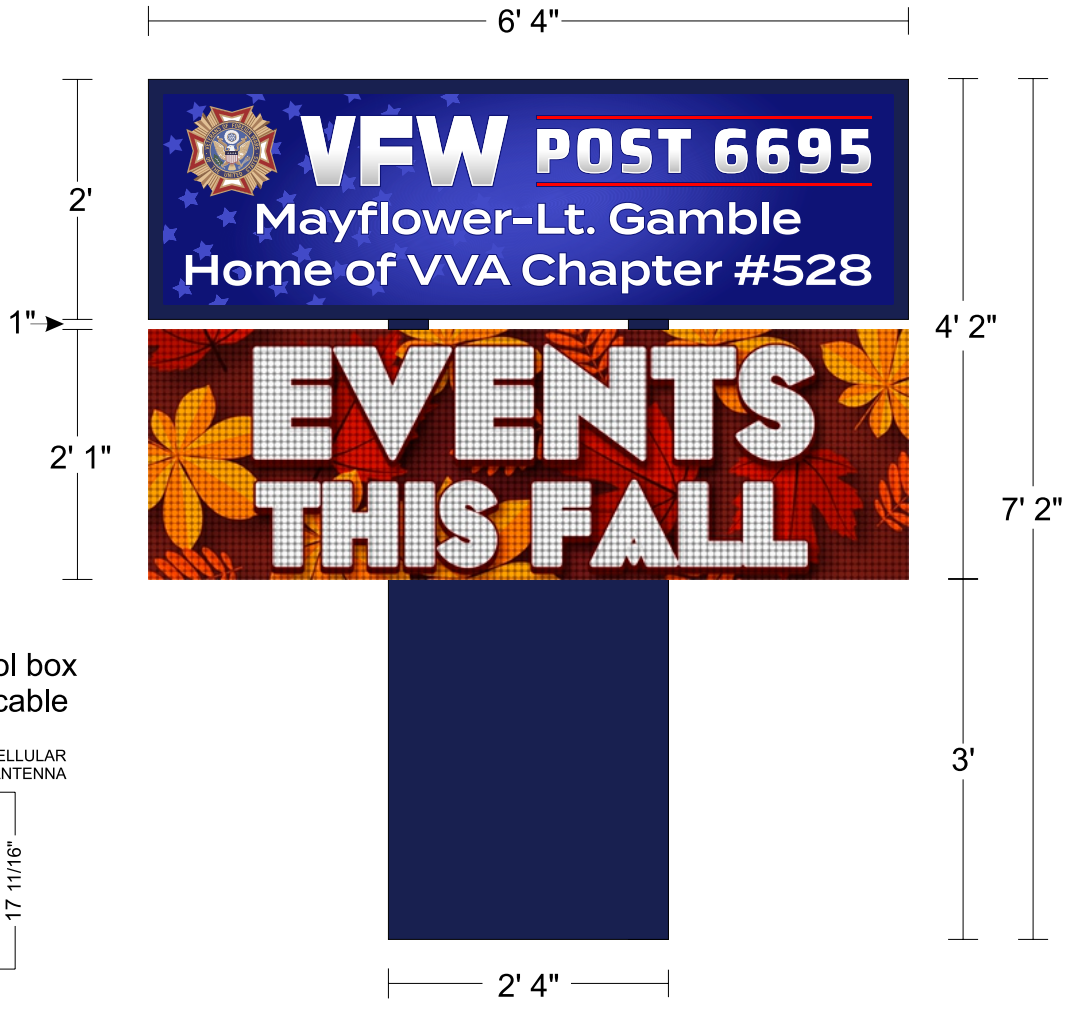
My Commission expires \_\_\_\_\_



## AR-1000261 Vector Graphic

Flat Surface Dimensions: 21" x 73"

With 1.5" Bleed: 24" x 76"



**Stewart Signs**  
ONE SIGN, ONE COMPANY

1-800-237-3928 [stewartsigns.com](http://stewartsigns.com)

Atlas 16mm 40x120

Sk: AR-1000261 Cust: 3145233

11/13/2025 CgO/cLane SOLD

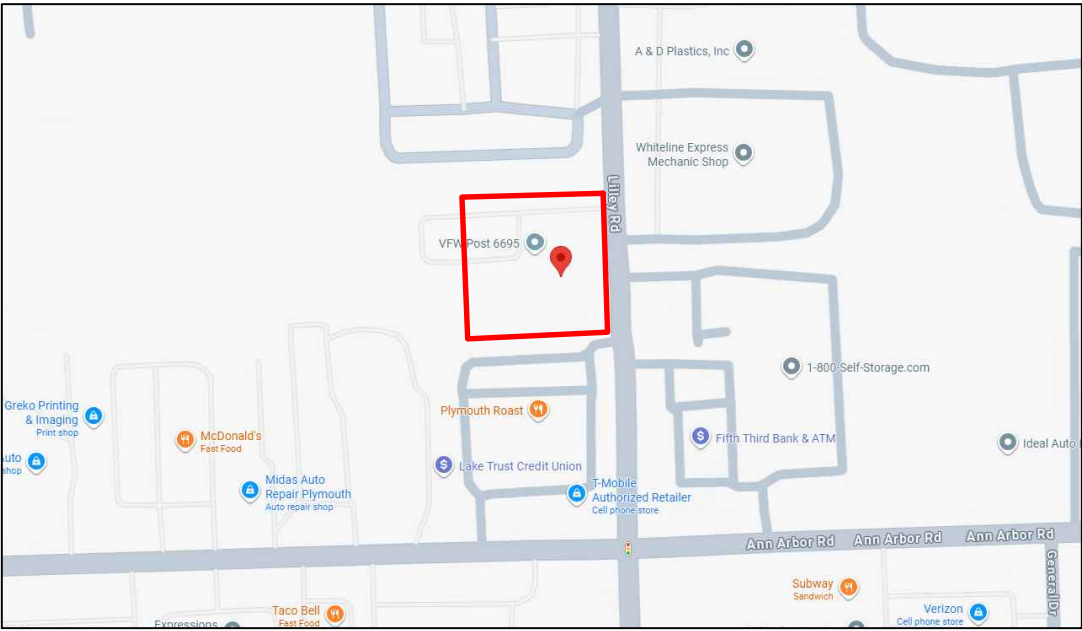
Scale: 5/8"=1' Cabinet Color: Royal Blue

Signature \_\_\_\_\_

Date \_\_\_\_\_

Please confirm that all lettering, colors and graphics are correct before signing. Changes to artwork after signature is received will incur a \$500 art change fee.

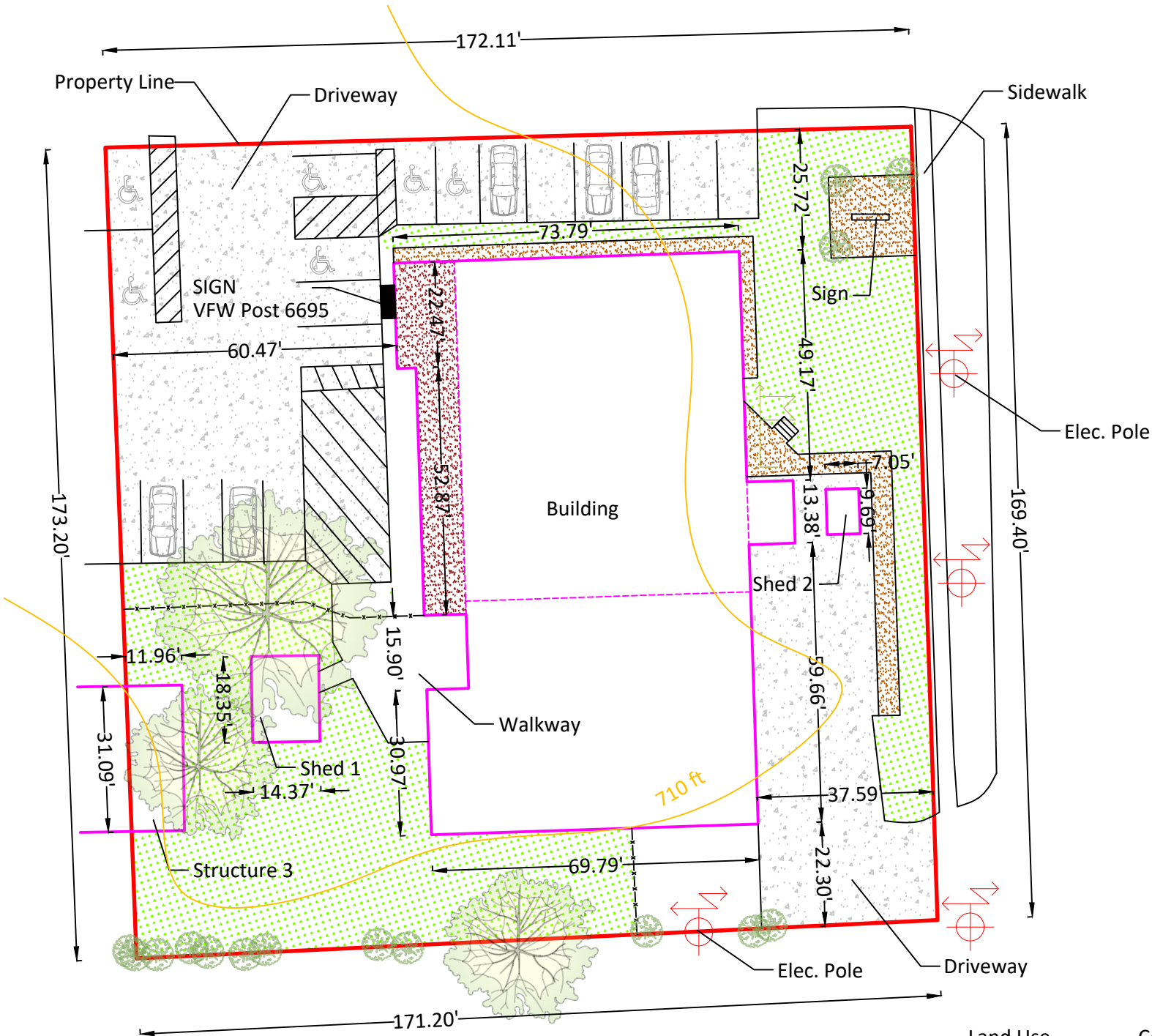




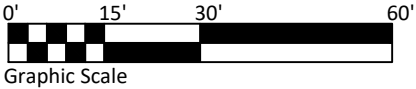
Vicinity Map. Not to Scale

Impervious Surface Table

BUILDING -	8608.58	sqft	+/-
SHED 1 -	263.78	sqft	+/-
SHED 2 -	68.24	sqft	+/-
STRUCTURE -	358.06	sqft	+/-
DRIVEWAY AND WALKWAY -	9859.06	sqft	+/-
<hr/>			
TOTAL -	19157.72	sqft	@ 65.16%



Land Use  
Lot Area  
Commercial Use  
0.67 Acres

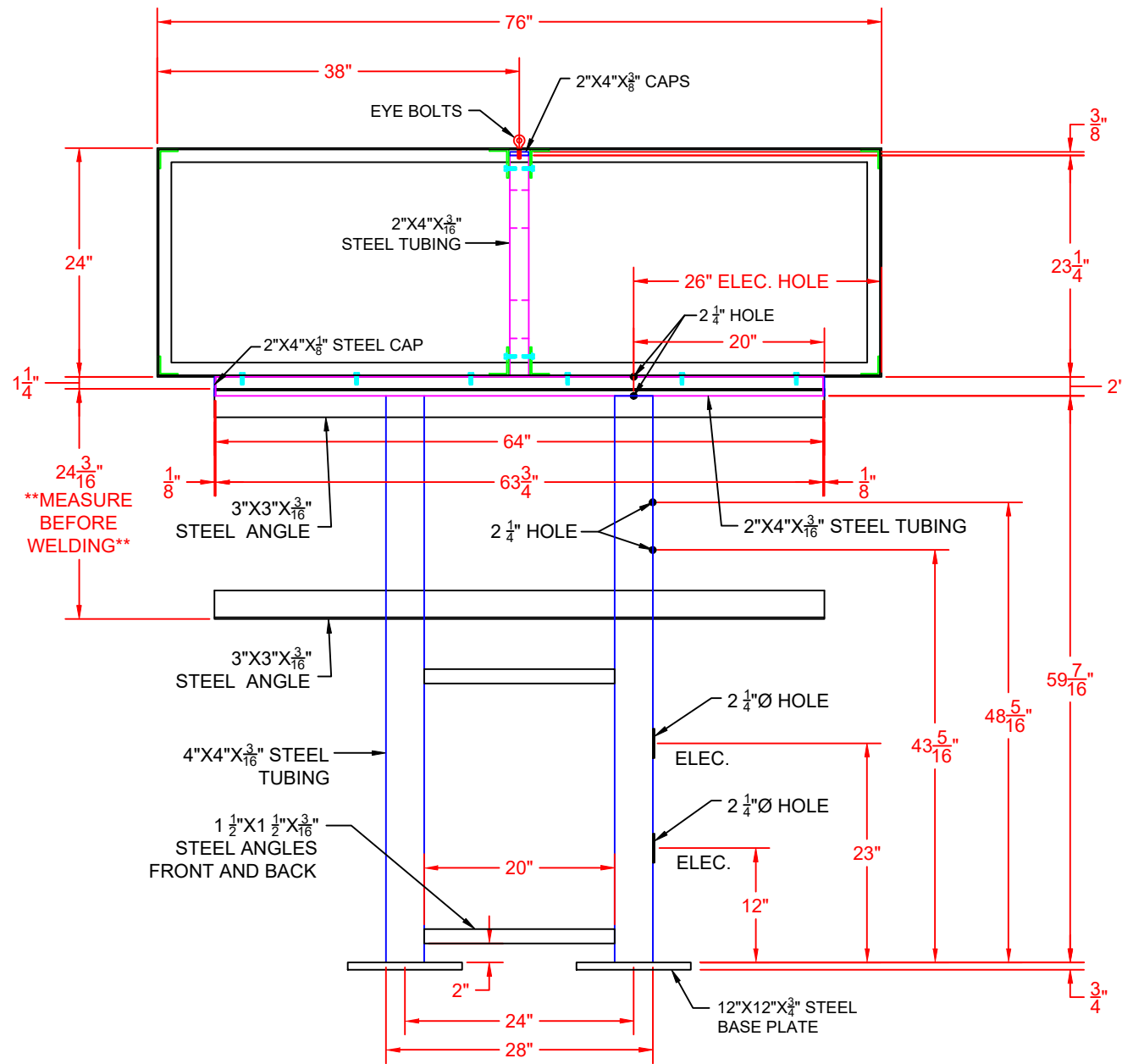


**ADDRESS: 1426 S Mill St Plymouth, MI 48170**

Scale: 1"=30'

**THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE**

This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.



FRONT SIDE

DRAWING DESIGNED TO BE PRINTED ON 8 1/2"X14" PAPER



2201 CANTU COURT, SUITE 215 SARASOTA, FL 34232  
PH. 1-800-237-3928 FAX 1-800-485-4280

Date:11-17-25  
Drawn by: JRM

REVISION	DESCRIPTION

S.S. TEMPLATE MUST BE USED TO SET THREADED RODS INTO CONCRETE

Drawing #:

ATLAS-16mm-C-40x120

Sketch #:

AR-1000261

Customer #:

3145233

Customer Name:

VETERANS OF FOREIGN WARS  
POST 6695

Sign Model:

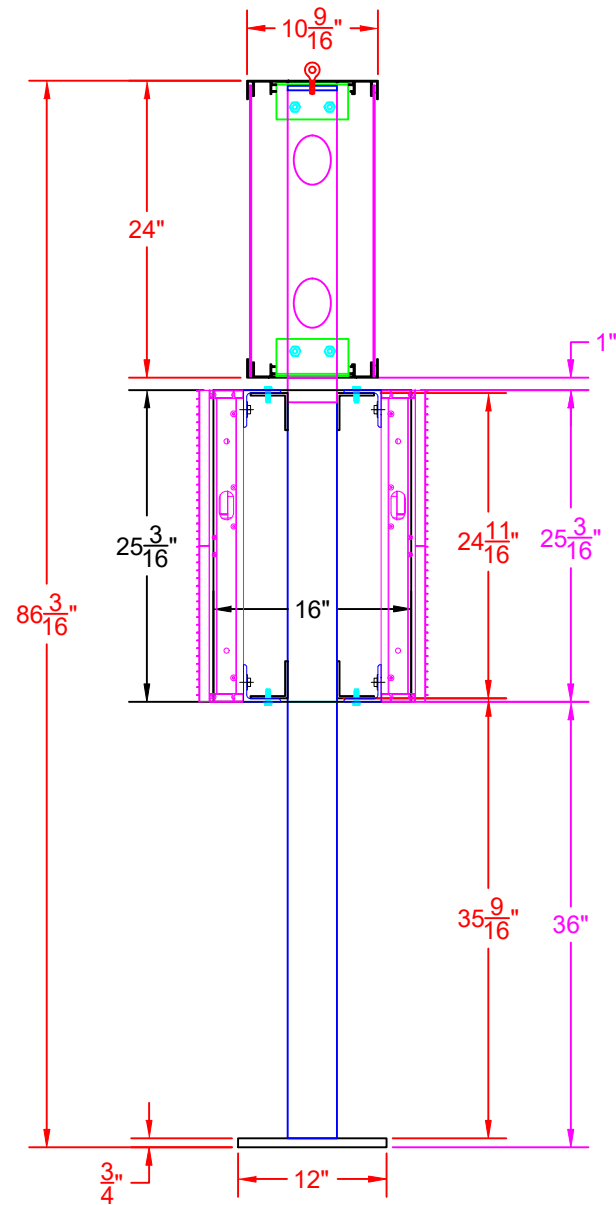
ATLAS COLOR 16mm 40x120

Page

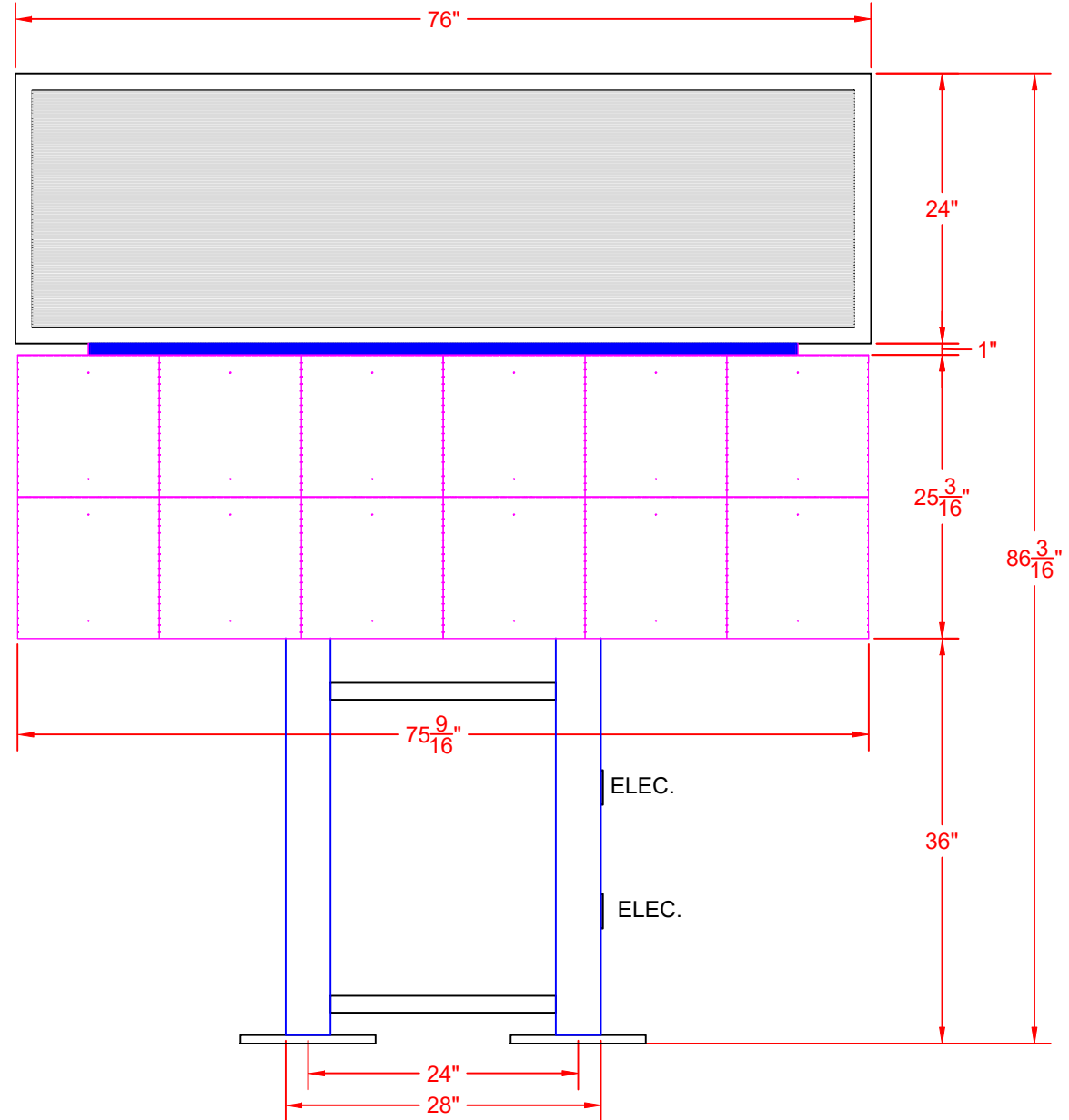
1 OF 7

Customer Address:

1426 S MILL ST  
PLYMOUTH, MI 48170



**SIDE VIEW**



**FRONT VIEW**

DRAWING DESIGNED TO BE PRINTED ON 8 1/2"X14" PAPER

Date:11-17-25 Drawn by: JRM	
REVISION	DESCRIPTION

S.S. TEMPLATE MUST BE USED TO SET THREADED RODS INTO CONCRETE

Sign Model:  
ATLAS COLOR 16mm 40x120

Page  
2 OF 7

Drawing #:  
ATLAS-16mm-C-40x120

Sketch #:  
AR-1000261

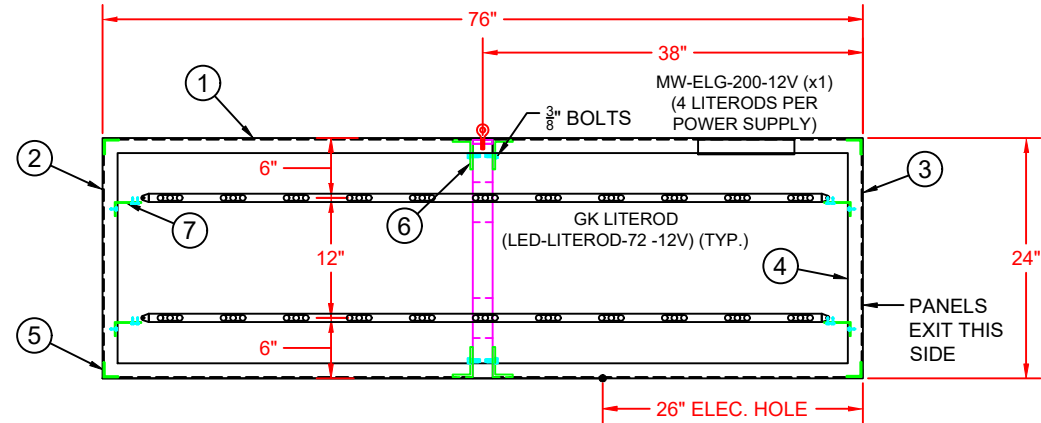
Customer #:  
3145233

Customer Name:  
VETERANS OF FOREIGN WARS  
POST 6695

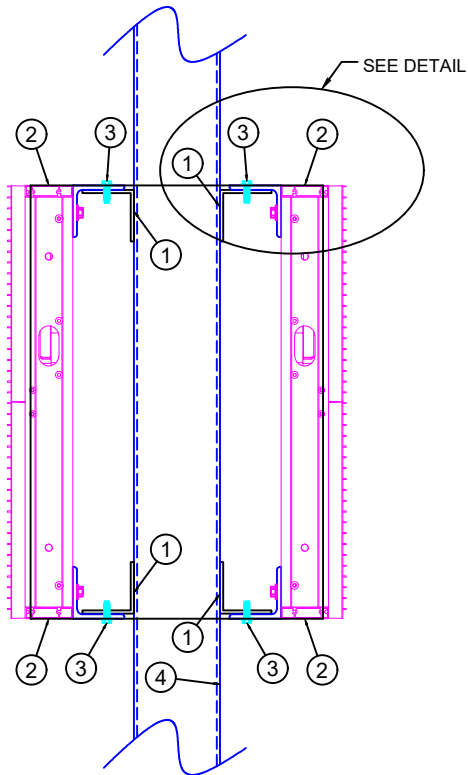
Customer Address:  
1426 S MILL ST  
PLYMOUTH, MI 48170



\*\*THIS CABINET WILL HAVE 6' LAMPS AND EXTENDED BRACKETS TO FIT THE CUSTOM LENGTH CABINET\*\*



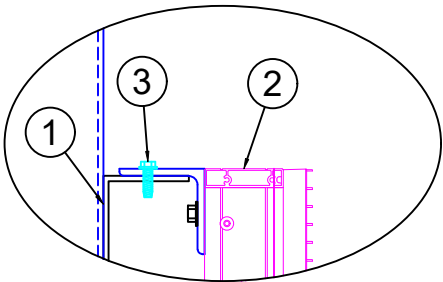
ITEM	QTY.	DESCRIPTION
①	2	10" WIDE EXTRUSION
②	1	10" WIDE EXTRUSION
③	1	10" NARROW EXTRUSION
④	2	1 3/4" X 1 1/2" ALUMINUM RETAINER
⑤	4	ALUMINUM EXTRUSION CORNER SUPPORT ANGLES 1 1/2" X 1 1/2" X 1/8"
⑥	4	2" X 3" X 3/16" ALUMINUM ANGLE
⑦	4	CUSTOM MOUNTING BRACKET



**MOUNTING ANGLES DETAIL**

NOT TO SCALE

1. STEEL ANGLE, WELDED TO STEEL TUBE
2. ATLAS LED CABINET
3. FASTENER
4. STEEL TUBE, A500 GRADE B



**DETAIL**

DRAWING DESIGNED TO BE PRINTED ON 8 1/2"X14" PAPER



2201 CANTU COURT, SUITE215 SARASOTA, FL 34232  
PH. 1-800-237-3928 FAX 1-800-485-4280

Date:11-17-25  
Drawn by: JRM

REVISION DESCRIPTION

S.S. TEMPLATE MUST BE USED TO SET THREADED RODS INTO CONCRETE

Drawing #:

ATLAS-16mm-C-40x120

Sketch #:

AR-1000261

Customer #:

3145233

Customer Name:

VETERANS OF FOREIGN WARS  
POST 6695

Sign Model:

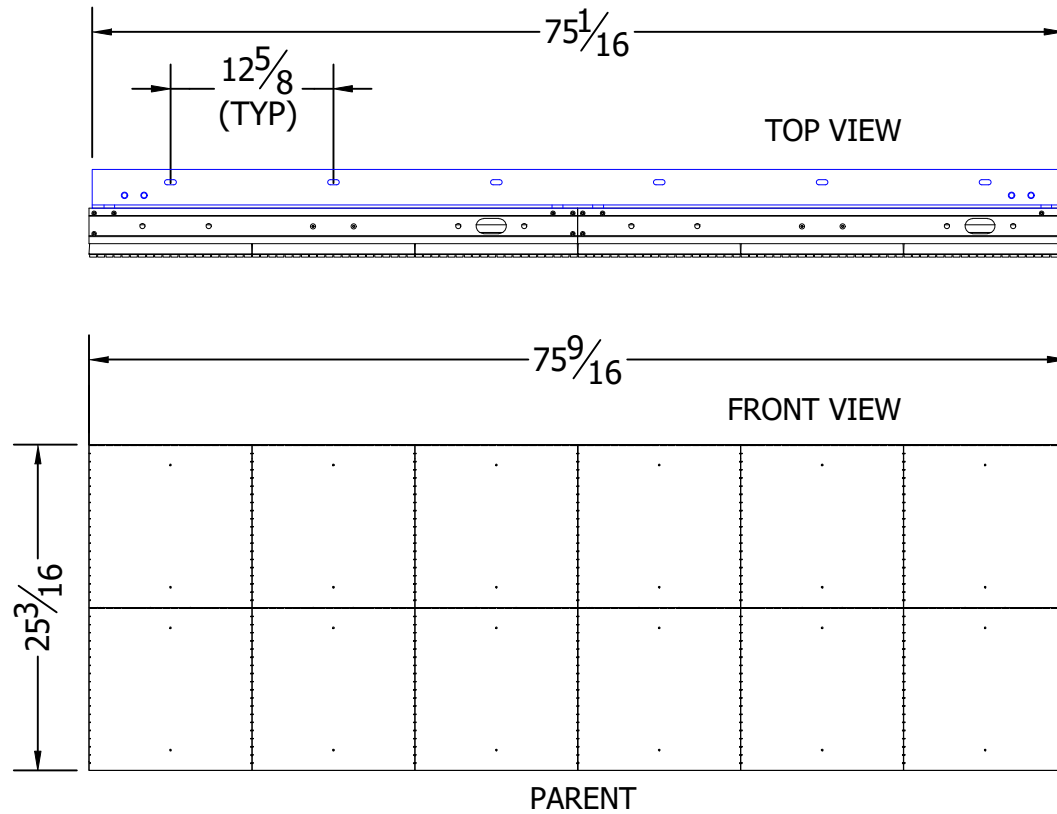
ATLAS COLOR 16mm 40x120

Page

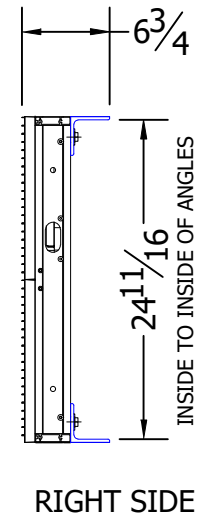
3 OF 7

Customer Address:

1426 S MILL ST  
PLYMOUTH, MI 48170



320mm 2x6  
BOARD MATRIX  
FRONT SERVICEABLE  
16mm 40x120 PIXELS  
DOUBLE SIDED



Approx Wt. 150lbs (Per face)

THESE VIEWS FOR CHILD  
ARE THE SAME

**GENERAL NOTES**

1. EXTERIOR OF DISPLAY FINISHED MATTE BLACK.
2. ANY FEATURES NOT DIMENSIONED ARE NOT CRITICAL TO DESIGN OF SECONDARY STRUCTURES.
3. LOCATION OF CONDUIT FITTINGS, VENTILATION INTAKES, VENTILATION EXHAUSTS AND PICK POINTS SUBJECT TO CHANGE DUE TO DETAILED DESIGN CONSIDERATIONS AND CUSTOMER REQUEST.
4. THE MOUNTING ANGLES ON REAR OF DISPLAY ARE THE SOLE LOAD BEARING COMPONENT OF THE DISPLAY. DO NOT USE PICK POINTS OR ANY OTHER AREAS OF THE DISPLAY FOR SUPPORTING THE COMPLETED DISPLAY.
5. ALL INSTALLATIONS, SUPERSTRUCTURES DESIGNS AND CONNECTIONS MUST BE DESIGNED/APPROVED BY A QUALIFIED ENGINEER.
6. DISPLAY IS REAR VENTILATED. TO MAINTAIN WARRANTY COVERAGE, AIR MUST BE ALLOWED TO FLOW UNOBSTRUCTED FROM ALL AIR VENTS. **MAINTAIN A MINIMUM OF 3" BETWEEN REAR OF DISPLAY AND WALLS**
7. AIR DUCTS OR UNOBSTRUCTED SPACES THAT ALLOW AIR TO FLOW BEHIND THE DISPLAY MUST BE INCORPORATED IN THE DESIGN, INCLUDING BUT NOT LIMITED TO SPACES AROUND PERIMETER OF DISPLAY FACE OR CHANNELS THROUGH THE MOUNTING STRUCTURE. RECOMMENDED MINIMUM OF 2 INCHES VENTILATION CLEARANCE AROUND ALL EDGES OF DISPLAY IF BEING MOUNTED ABOVE/BELOW OTHER SIGNAGE OR STRUCTURES.
8. PANELS USED TO COVER SIDES AND BACK SHOULD BE PERFORATED TO ALLOW UNRESTRICTED AIRFLOW
9. TO MAINTAIN INGRESS PROTECTION RATING (IP RATING) THE DISPLAY CABINET IS NOT TO BE MODIFIED IN ANY MANNER, INCLUDING DRILLING HOLES OR SECURING OTHER MATERIALS DIRECTLY TO THE DISPLAY CABINET.
10. UNSECURED DISPLAYS ARE NOT STABLE. ALWAYS SECURE BOTH CRATED AND NON-CRATED DISPLAYS TO PREVENT ACCIDENTAL TIPPING BY WIND OR OTHER FORCES. NEVER OPEN ANY SERVICE PANEL OF A DISPLAY UNLESS THE DISPLAY IS SECURED FROM TIPPING.
11. DESIGN AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
12. UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES
13. TOLERANCES: 1/8"

DRAWING DESIGNED TO BE PRINTED ON 8 1/2"X14" PAPER



2201 CANTU COURT, SUITE 215 SARASOTA, FL 34232  
PH. 1-800-237-3928 FAX 1-800-485-4280

Date:11-17-25  
Drawn by: JRM

REVISION	DESCRIPTION

S.S. TEMPLATE MUST BE USED TO SET THREADED RODS INTO CONCRETE

Drawing #:

ATLAS-16mm-C-40x120

Sketch #:

AR-1000261

Customer #:

3145233

Customer Name:

VETERANS OF FOREIGN WARS  
POST 6695

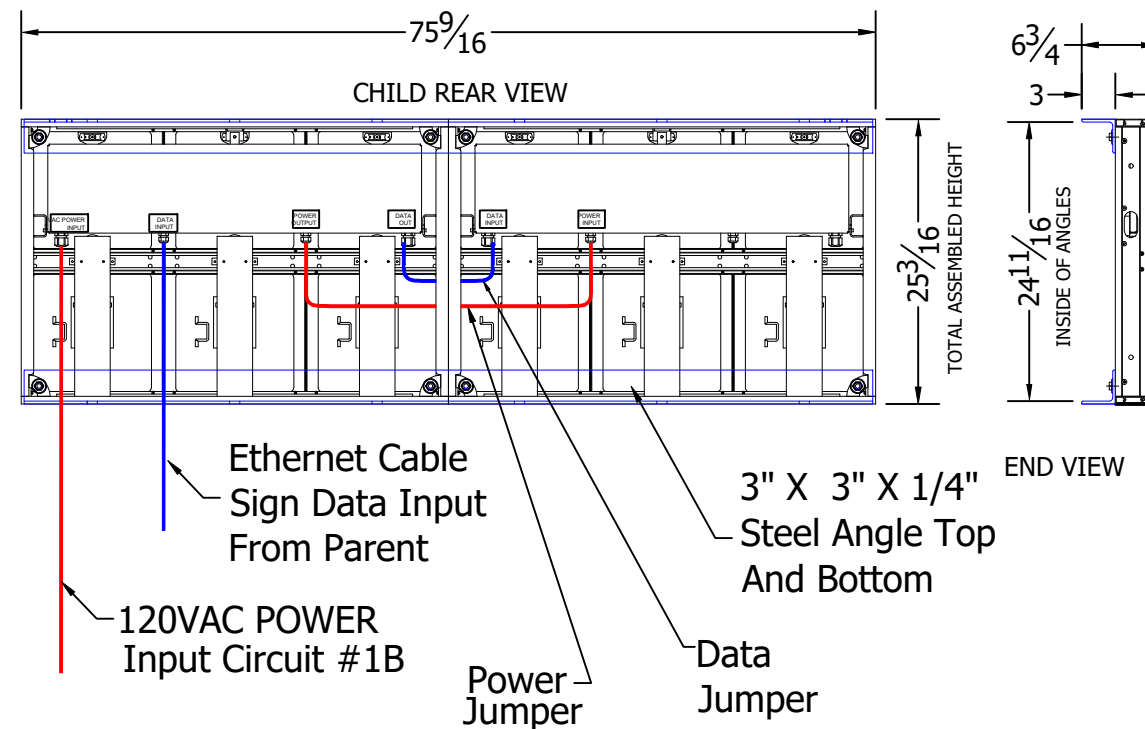
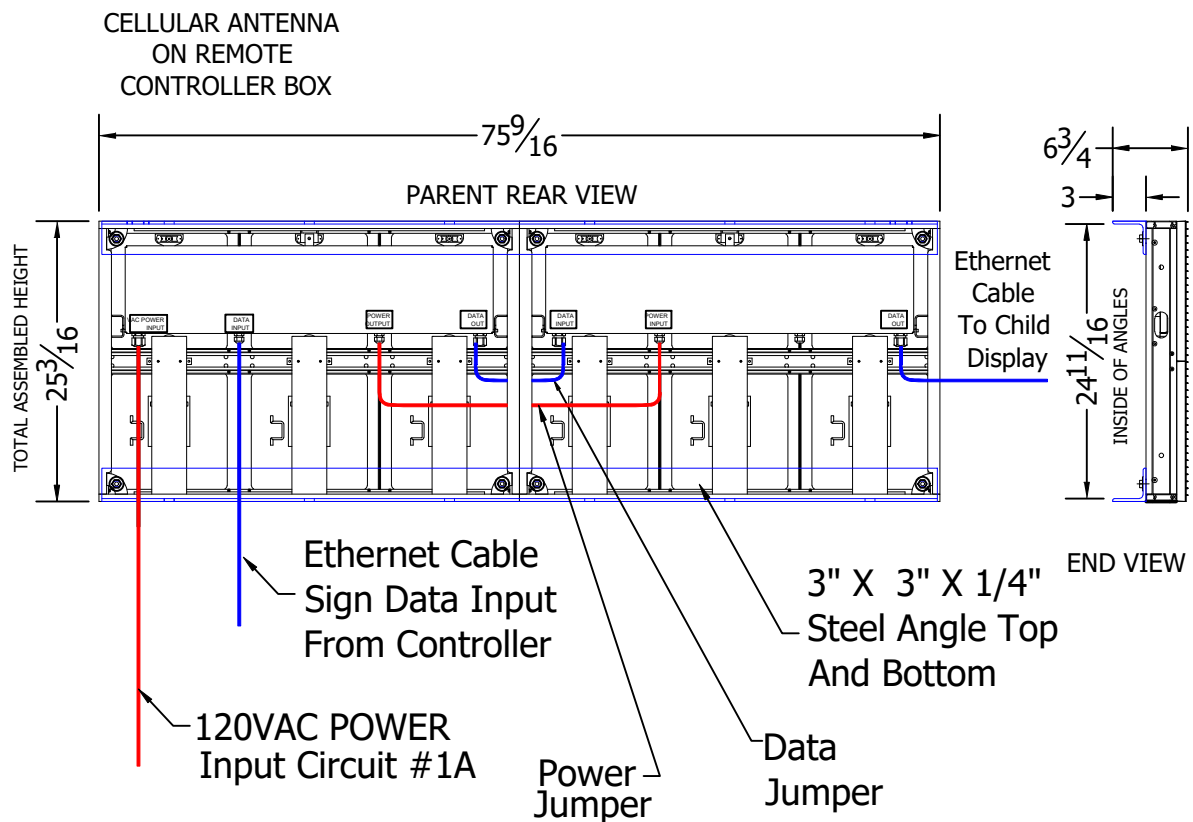
Sign Model:

ATLAS COLOR 16mm 40x120

Customer Address:

1426 S MILL ST  
PLYMOUTH, MI 48170

Page  
4 OF 7



ATLAS 16mm LED FRONT SERVICE DISPLAY
Color RGB/Pixel, Matrix 40x120 Pixels
Double Sided
POWER REQUIREMENTS / DISPLAY:
4.0FLA ea. / 120VAC / 8.0Amps Combined
Circuit #1 - 20A 120VAC Circuit Required

DRAWING DESIGNED TO BE PRINTED ON 8 1/2"X14" PAPER



2201 CANTU COURT, SUITE 215 SARASOTA, FL 34232  
PH. 1-800-237-3928 FAX 1-800-485-4280

Date: 11-17-25  
Drawn by: JRM

REVISION	DESCRIPTION

S.S. TEMPLATE MUST BE USED TO SET THREADED RODS INTO CONCRETE

Drawing #:

ATLAS-16mm-C-40x120

Sketch #:

AR-1000261

Customer #:

3145233

Customer Name:

VETERANS OF FOREIGN WARS  
POST 6695

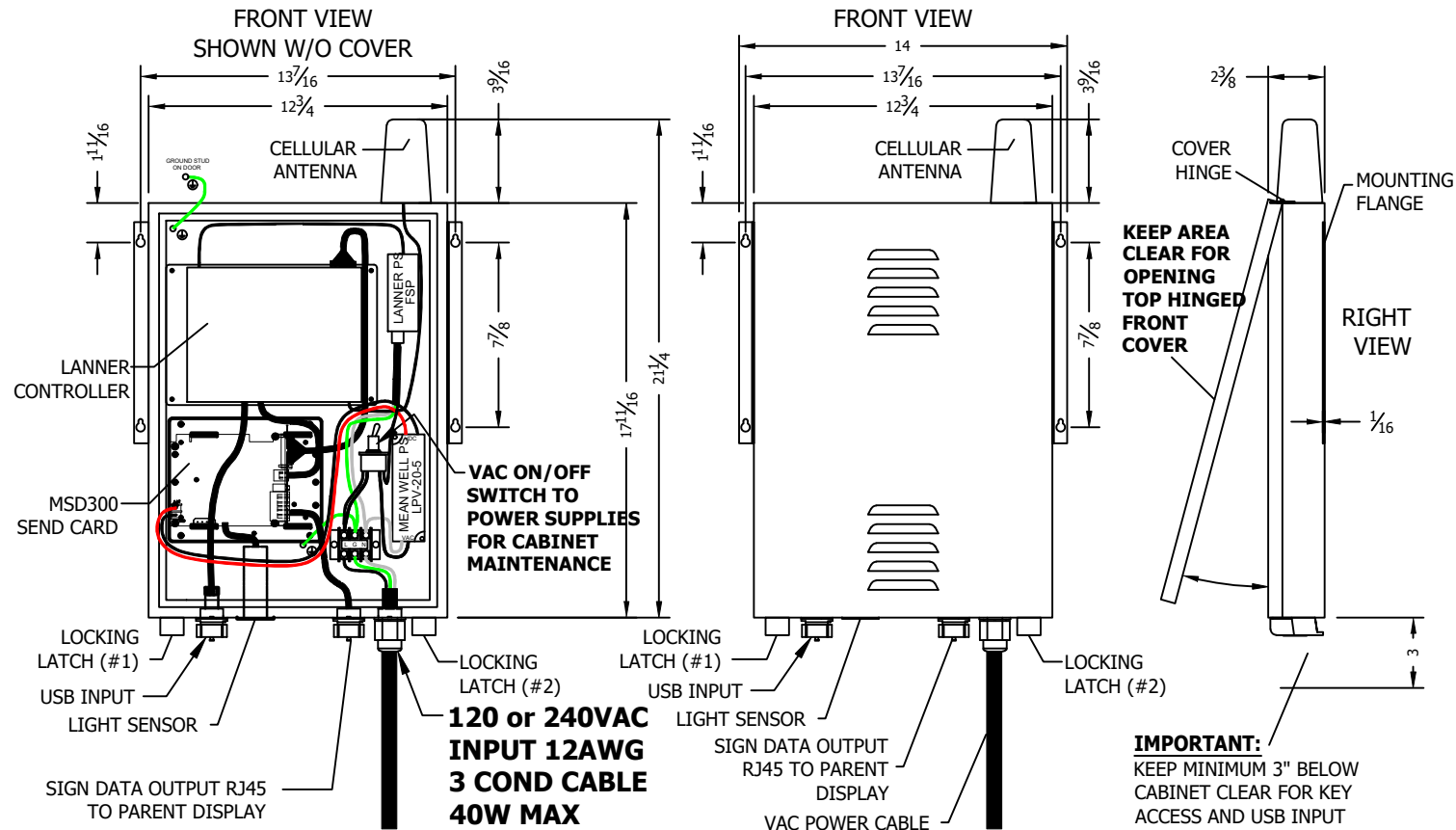
Sign Model:

ATLAS COLOR 16mm 40x120

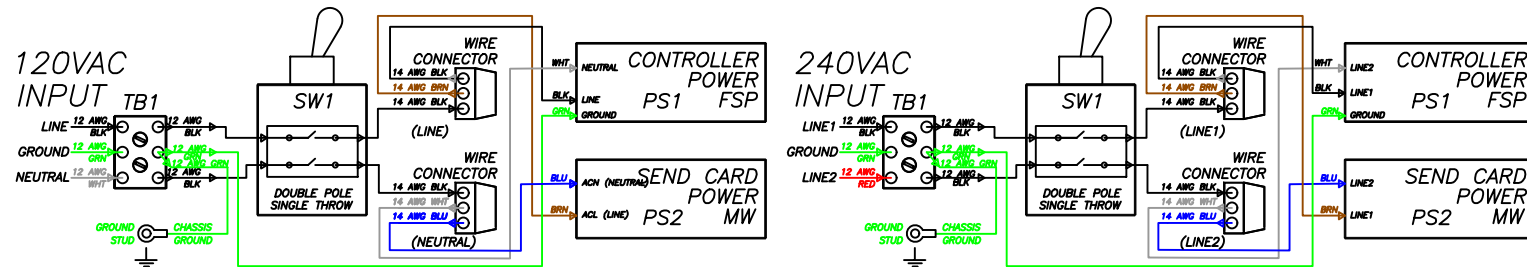
Customer Address:

1426 S MILL ST  
PLYMOUTH, MI 48170

Page  
5 OF 7



## CONTROLLER CABINET



## VAC INPUT SCHEMATICS

DRAWING DESIGNED TO BE PRINTED ON 8 1/2"X14" PAPER



2201 CANTU COURT, SUITE 215 SARASOTA, FL 34232  
PH. 1-800-237-3928 FAX 1-800-485-4280

Date: 11-17-25  
Drawn by: JRM

REVISION	DESCRIPTION

S.S. TEMPLATE MUST BE USED TO SET THREADED RODS INTO CONCRETE

Drawing #:

ATLAS-16mm-C-40x120

Sketch #:

AR-1000261

Customer #:

3145233

Customer Name:

VETERANS OF FOREIGN WARS  
POST 6695

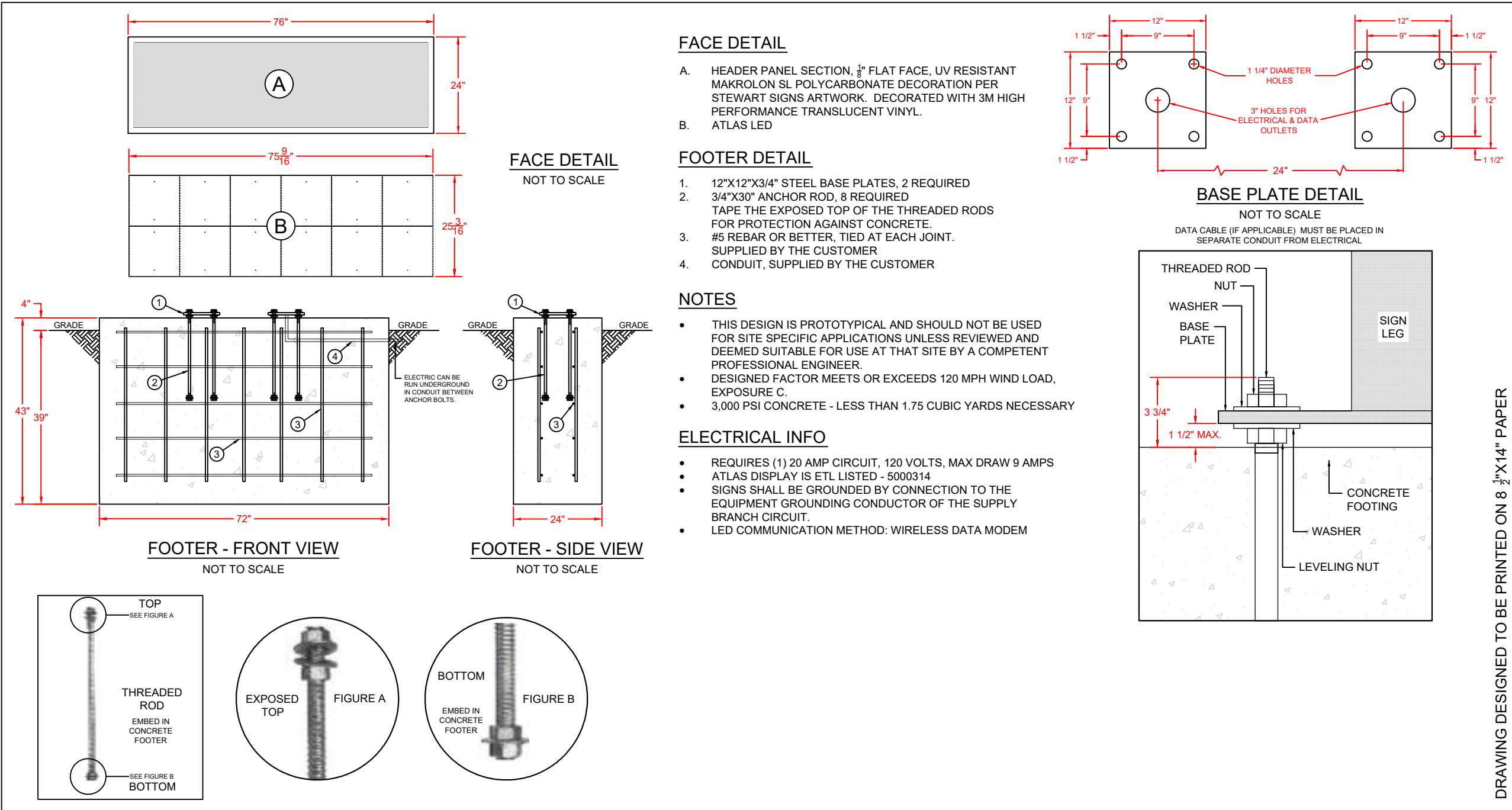
Sign Model:

ATLAS COLOR 16mm 40x120

Customer Address:

1426 S MILL ST  
PLYMOUTH, MI 48170

Page  
6 OF 7



DRAWING DESIGNED TO BE PRINTED ON 8 1/2"X14" PAPER

## Letter of Authorization – Signage Installation

ROBERT  
I, LAMOREUX as the property owner of MAYFLOWER - LT GAMBLE VFW POST 6695,  
at the following address 1426 S. MILL, PLYMOUTH, MI 48170, approve Apex Construction  
and Remodeling LLC and its agents to obtain all permits needed on my behalf for signage  
installation.

I approve the proposed signage package and the placement of the sign on my property. Should you  
have any questions or need additional information from the property owner, my address, phone  
number, and email are below for your reference. Thank you!

Address: 43581 FREDERICKSBURG, CANTON, MI 48188

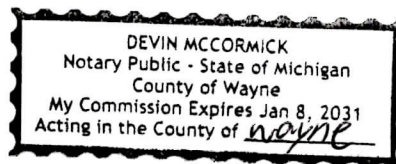
Email: RLAMOREUX@WOWWAY.COM

Phone Number: 734-756-5170

Property Owner Signature: Robert Lamoreux Date: 11-18-2025

Notary Signature: [Signature] Date: 11/18/2025

Notary Seal:



**Apex Construction & Remodeling LLC**  
**P.O. Box 695**  
**Ross, OH 45061**  
**(321) 315-2191**  
**Gabriella@apex-constructionllc.com**

**12/18/25**

Zoning Board of Appeals  
201 S Main St, Plymouth, MI 48170

**Subject: Letter of Intent – Installation of Proposed LED Signage at 1426 S Mill St**

Dear Members of the Zoning Board,

I am writing on behalf of the Veterans of Foreign War Post 6695 to formally request a zoning variance to allow the installation of a modern LED sign at their business location at 1426 S Mill St, Plymouth, MI 48170. They are currently restricted by ordinance section 78-223 that does not reflect the evolving needs of local businesses in the area and technological benefits of new LED signage available.

Their business is experiencing hardship due to the limitations imposed by the current sign code. The existing ordinance restricts the use of LED or digital signage, which has become a standard and effective method of communication for businesses in our area. There are several other schools and businesses within their vicinity that have LED signage and can promote upcoming events and dates of closure for the holiday season, including East Middle School directly down the street from their property. As a result, they are unable to adequately promote their services, communicate timely information to the public, or remain competitive with neighboring municipalities that allow such signage.

This hardship is not self-created. The current sign ordinance was enacted prior to the widespread adoption of LED technology and does not account for the energy efficiency, safety, and aesthetic improvements that modern signage offers. Our request is not for an oversized or intrusive display, but rather for a modest, professionally designed LED sign that aligns with the character of the community and enhances the visibility and viability of their business. The proposed LED sign is also completely customizable per the manufacturer and can be adjusted for any brightness or transition timing concerns the board may have.

Granting this variance would not negatively impact the surrounding properties or the public interest. In fact, it would support local economic development by helping a small business thrive, attract customers, and contribute to the vibrancy of the area. We are committed to working with the zoning department to ensure the sign meets all reasonable design and placement standards.

We respectfully ask the Board to consider this request and allow us the opportunity to modernize our signage in a way that supports their business and the surrounding community. Thank you for your time and consideration.

Sincerely,

**Gabriella Sharman**  
**Chief Operating Officer**  
**Apex Construction & Remodeling LLC**