



City of Ann Arbor

Formal Minutes

Zoning Board of Appeals

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Wednesday, September 23, 2020

6:00 PM

Electronic Meeting

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at a2gov.org/watchCTN

To speak at public comment call: 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099

Enter Meeting ID: 929 9684 7403

Zoning Board of Appeals meetings are public meetings are held the fourth Wednesday of each month. All persons are encouraged to participate in public meetings. Individuals requiring translation or sign language services or other reasonable accommodations may contact the City Clerk's office at 734.794.6140; via e-mail to: cityclerk@a2gov.org; or by written request addressed and mailed or delivered to: City Clerk's Office, 301 E. Huron St., Ann Arbor, MI 48104. Requests need to be received at least two (2) business days in advance of the meeting. Zoning Board of Appeals meeting agendas and packets are available from the Legislative Information Center on the City Clerk's page of the City's website (<http://a2gov.legistar.com/Calendar.aspx>)

A CALL TO ORDER

Chair Briere called the meeting to order at 6:00 p.m.

B ROLL CALL

Present: 9 - Candice Briere, David DeVarti, Michael B. Daniel, Nicole Eisenmann, Todd Grant, Charlotte Wilson, Elizabeth Nelson, Chris Fraleigh, and Julia Goode

C APPROVAL OF AGENDA

Moved by Nelson, seconded by Daniel, approved unanimously as presented.

D APPROVAL OF MINUTES

D-1 [20-1443](#) Minutes of the August 26, 2020 ZBA Meeting

Attachments: 8-26-2020 ZBA Minutes.pdf

Moved by Fraleigh, seconded by DeVarti, approved unanimously as presented and forwarded to the City Council.

Yeas: 9 - Chair Briere, DeVarti, Daniel, Eisenmann, Grant, Wilson, Councilmember Nelson, Fraleigh, and Goode

Nays: 0

E PUBLIC HEARINGS

To speak during any of the Public Hearings please call +1 213 338 8477 or +1 206 337 9723 or 888 788 0099 (Toll Free) or 877 853 5247 (Toll Free) and enter meeting ID 929 9684 7403 . In order to be called on to speak, callers must press *9 to raise their hand. Callers will then be called upon by City staff one by one using the last 3 numbers of their phone number.

Comments about a proposed project are most constructive when they relate to: (1) City Code requirements, or (2) additional information about the area around the applicant's property and the extent to which a proposed project may positively or negatively affect the area

- E-1** **20-1444** ZBA20-021; 411 East Eisenhower Parkway
Johnson Sign Company, representing property owner, is requesting a 22-foot variance from Section 5.24.4 (2) Ground Signs. The applicants are seeking to construct a 12- foot tall monument sign two feet from the eastern property line. The code requires a sign to be a minimum of two-feet from all property lines for every one-foot in height for ground signs. The property is zoned Planned Unit Development (PUD).

Attachments: ZBA20-021; 411 E Eisenhower Staff Report with Attachments.pdf

City of Ann Arbor Zoning Coordinator Jon Barrett presented the Staff Report.

QUESTIONS FROM BOARD TO STAFF

The board inquired about sign plans when the building was constructed and approved as a Planned Unit Development.

Barrett explained that sign plans are not approved at the time of Site Plan approval.

PRESENTATION FROM PETITIONER

Jim Anderson, Johnson Sign Company, representing the petitioner explained the proposed sign plan and described the nature of the lot. Anderson explained the site borders Mallet's creek and that the site has no immediate neighbors that would be impacted by a sign. Anderson also explained the existing landscaping of the subject property.

Boardmember Chris Fraleigh clarified that the building was constructed approximately 10 years ago and has been recently occupied.

Boardmember Dave DeVarti inquired about the proposed building height request.

Anderson explained that the proposed height is ideal for visibility.

Boardmember Todd Grant inquired about the need for a sign due to the nature of the use of the building, explaining that people would have appointments if they are coming to the building.

Anderson explained that the sign will allow better visibility for the location of the building, helping people with appointments located the building.

DeVarti inquired about alternate locations for the sign.

Anderson explained that the proposed location is the only viable location due to landscaping and required parking.

PUBLIC HEARING

Julius Bunek, tenant of 411 E Eisenhower, further explained that the sign is needed for visibility.

Grand inquired about the type of business located in 411 E Eisenhower.

Bunek answered specialty dentistry.

Seeing no further speakers, chair Briere closed the Public Hearing.

Fraleigh discussed alternate sign locations.

Anderson explained that the utilities on the site make that not possible.

Seeing no further speakers, Chair Briere closed the Public Hearing.

**Moved by Eisenmann seconded by Wilson in Petition ZBA20-021;
411 East Eisenhower Parkway Variance:**

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS the following variance from Chapter 55 Unified Development Code Section 5.24.4 (2) Ground Signs.

A 22-foot variance to construct a 12- foot tall monument sign two feet from the eastern property line.

BOARD DISCUSSION

The board discussed the proposed sign location and size and the condition of the subject property.

On a roll call vote, the vote was as follows with the Chair declaring the motion passed.

Yeas: 5 - Chair Briere, Daniel, Eisenmann, Wilson, and Councilmember Nelson

Nays: 4 - DeVarti, Grant, Fraleigh, and Goode

F UNFINISHED BUSINESS

G NEW BUSINESS

H COMMUNICATIONS

H-1 [20-1445](#)

Received and Filed

I PUBLIC COMMENTARY

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J ADJOURNMENT

Moved by Fraleigh, seconded by DeVarti to adjourn the meeting at 6:57 p.m.

Unanimously Adjourned

Yeas: 9 - Chair Briere, DeVarti, Daniel, Eisenmann, Grant, Wilson, Councilmember Nelson, Fraleigh, and Goode

Nays: 0

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Candice Briere, Chairperson of the Zoning Board of Appeals
/kvl