



# City of Ann Arbor

301 E. Huron St.  
Ann Arbor, MI 48104  
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## Meeting Minutes City Planning Commission

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Thursday, September 6, 2012

7:00 PM

City Hall, 301 E. Huron Street, 2nd Flr.

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9-a 12-1168

Amendments to Chapter 61 (Signs and Outdoor Advertising) to dissolve the Sign Board of Appeals and shift its responsibilities to the Zoning Board of Appeals.

*Rampson presented the staff report.*

**PUBLIC HEARING:**

*Noting no speakers, the Chair declared the public hearing closed.*

**Moved by Pratt, seconded by Derezinski, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve amendments to Chapter 61 (Signs and Outdoor Advertising), Section 5:517, to shift the responsibilities of the Sign Board of Appeals to the Zoning Board of Appeals.**

**COMMISSION DISCUSSION:**

*Bona asked about previously discussed amendments to the sign ordinance and if they would make it less restrictive or create more appeals.*

*Rampson said they do not anticipate a large increase in appeals due to the current sign ordinance, but that could change in the future as changes to the ordinance occur.*

*Rampson explained that two years ago they had drafted changes to the sign ordinance and received public, but due to staff limitations the amendments hadn't gone beyond that. She said during the ZORO process, staff has been able to look at best practices in sign ordinance regulations and realized they need to start from the ground up to create a sign ordinance that the community feels that they want and is enforceable. She said that as a part of ZORO they have been able to make some minor changes to correct obvious mistakes.*

*Clein asked if the only change, with this proposed text amendment, would be that the applicant would be going before a different Board than earlier.*

*Rampson said that is correct; it would be the same Planning staff administering the process, adding that even fees would stay the same.*

*Mahler asked if there is a definition of 'practical difficulty and unnecessary hardship'.*

*Rampson said there is a substantial body of case law on practical difficulty and unnecessary hardships. She said when the text amendment is approved, the Zoning Board of Appeals would be receiving training on case law dealing with signage regulation as well as variances.*

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

**Yeas:** 9 - Bonnie Bona, Evan Pratt, Eric A. Mahler, Wendy Woods, Tony Derezinski, Kirk Westphal, Diane Giannola, Eleanore Adenekan, and Kenneth Clein

**Nays:** 0