

**VILLAGE OF DEXTER
ZONING BOARD OF APPEALS MEETING**

***** 7720 Ann Arbor Street *****

**Dexter Senior Center
MONDAY, June 18, 2012, 7:00 pm**

AGENDA

A. CALL TO ORDER

- B. ROLL CALL - MEMBERS:**
- | | |
|-----------------------|---------------------|
| S. Hansen | J. Rush |
| E. Bombery, Chair | D. Wilcox – PC Rep. |
| R. Tell – VC Rep. | C. Hurd - Alternate |
| B. Stacey - Alternate | |

C. APPROVAL OF MINUTES – July 18, 2011 Regular meeting minutes

D. APPROVAL OF THE AGENDA

E. SITE INSPECTION (Conduct on own)

F. PUBLIC HEARINGS

Order for Public Hearings

- a. Staff presentation.
- b. Petitioner’s presentation.
- c. ZBA member reports on conversations and site inspections.
- d. Public comment (State name and address).
- e. Rebuttal by petitioner (At chairman’s discretion).
- f. Close the public comment portion of the public hearing

**1. Open Public Hearing for Variance Request (ZBA Case #2012-01)
Variance Request for AML Dexter LLC
7120 Dexter Ann Arbor Road, HD-08-05-300-058
(ZBA Case #2012-01)**

This Public Hearing is being held to hear public comment regarding the following request submitted by AML Dexter LLC, for the property located at 7120 Dexter Ann Arbor Road, HD-08-05-300-058, to permit the installation of signage:

- A. Section 15(B).06(D)5b, Ground Signs in the Ann Arbor Road Corridor (ARC) Overlay District – Maximum height shall be 4.5 feet at the setback line. However, the maximum height shall be permitted to increase one (1) foot vertically for each additional five (5) feet of setback greater than five (5) feet to a fixed maximum of six (6) feet.

PROPOSAL – The applicant is requesting three (3) – seven (7) foot tall signs including the base.

- B. Section 15(B).06(D)5c, Ground Signs in the Ann Arbor Road Corridor (ARC) Overlay District – One (1) ground sign shall be permitted per street frontage on any parcel. However, only one (1) sign shall be permitted on lots having frontage on more than one (1) street if a single sign can be located such that it is visible from both streets.

PROPOSAL – The applicant is requesting two (2) ground signs along Dexter Ann Arbor Road and one (1) ground sign along Ryan Drive.

- C. Section 15(B).06(D)5d(4), Ground Sign colors in the Ann Arbor Road Corridor (ARC) Overlay District – No more than three (3) colors that are in harmony with the building color and architecture may be used per sign.

PROPOSAL – The applicant is requesting the use of five (5) colors, including blue, black, silver, yellow and white.

D. Section 15(B).06(D)5d(5), Ground Sign message shall be located at least 24 inches above the ground to allow for snow accumulation.

PROPOSAL – The applicant is requesting placement of the lowest sign message at approximately 12 inches.

E. Section 15(B).06(G), Specific Sign Standards for the ARC Overlay District – Ground signs for Single Tenant Commercial or Office use are permitted the following for parcels with frontage greater than 200 lineal feet: One (1) - 30 square feet sign at (ten) 10 foot setback permitted to increase one (1) square foot for each additional foot setback up to a maximum of 60 square feet and 4.5 feet in height.

PROPOSAL - The applicant is requesting three (3) ground signs, 42 square foot each at a setback of 31 feet from the property line. The applicant is proposing signs that are seven (7) feet in height including the base.

F. Section 15(B).06(D)6b, Wall signs – One (1) wall sign shall be permitted on each façade which has a separate public means of ingress and egress. The sign located at the secondary entrance shall be a maximum of 30% of the size of the sign at the primary entrance.

PROPOSAL – The applicant is proposing five (5) wall signs, four (4) on the Dexter Ann Arbor Road façade and one (1) on the Ryan Drive façade. The secondary wall sign proposed to be located on Ryan Drive is 50% of the size of the primary sign.

G. Section 15(B).06(G), Specific Sign Standards for the ARC Overlay District – Building signs for a Single Tenant Commercial of Office use are permitted the following: One (1) sign per street frontage, size permitted is one (1) square foot of signage per lineal foot of frontage with a maximum of 42 square feet.

PROPOSAL – The applicant is requesting four (4) wall signs along Dexter Ann Arbor totaling approximately 193.27 square feet and one (1) wall sign along Ryan Drive totaling approximately 269 square feet.

G. BUSINESS SESSION

1. Consideration of: Variance Request for AML Dexter LLC 7120 Dexter Ann Arbor Road, HD-08-05-300-058 (ZBA Case #2012-01)

1. Discussion: Review of facts based on all information presented (from the application, written request for appeal, zoning ordinance, physical characteristics of the parcels, staff reports, hearing testimony). Discussion continues until a member is confident enough to propose a motion that includes a “finding of fact” and/or “conclusions”, and “rationale explaining why conclusions are reached” and “conditions” if any.
* This would be the appropriate time for the Board to call witnesses, and ask questions of owners, consultants, staff, etc.
2. Motion is proposed on “finding of fact, rationale, conclusions and conditions.”
3. Discussion on standards and requirements of the ordinance.
4. Action on the motion.

H. ADJOURNMENT