

Chair Bombery opened the hearing at 7:02 pm

Village Planning Consultant, Laura Kreps, gave a presentation of the applicant's request and provided a favorable recommendation for the granting of the requested variances.

The applicant Steve Brouwer is requesting a variance to allow an 84 square foot monument sign at the entrance of the Dexter Wellness Center replacing the current sign and exceeding the 60 square foot area maximum, a variance to allow a second (additional) ground sign at the entrance of the Wellness Center depicting artwork and a variance to allow directional signage to contain a logo.

The hearing was opened to public comment:

Judy Model, 7615 Grand Street asked if the signage was lit and if it would interfere with her backyard.

Matt Hook, 7605 Grand Street, stated that he was concerned about the two schools near the site with several entrances and the distractions that signs can cause, in addition to being very concerned for the safety of the children.

Amy Heydlauff, Chelsea Wellness Center, 310 N. Main, Chelsea, thanked the ZBA for their consideration on the signage. Ms. Heydlauff spoke in favor of the project and fulfilling their mission in Dexter. Ms. Heydlauff also indicated she is always available to answer questions, and added they are excited to be part of the community.

Bernie Ray, Michigan Rehabilitation Specialists Physical Therapy, 2820 Baker Road, is currently a tenant in the Pharmacy, and they are relocating to the Wellness Center. Mr. Ray thanked the ZBA for consideration of the signage. The additional directional signage is needed to help people guide individuals with impairments to their facility.

Julie Boyd, 7611 Grand Street, asked that the ZBA take the neighbors and schools into consideration.

The hearing was closed to public comment at 7:21 pm

Recess: none

Business Session

1. Variance Request-ZBA Case # 2012-03

The Public Hearing is being held to hear public comment regarding a request submitted by Steve Brouwer, for 2810 Baker Road, HD-08-06-455-001.

Variances were requested from the following sections:
Section 7.03(1)D, Section 7.03(1)A. and Section 7.02(4)A

The Board and the applicant began discussing the variance request.

1. In reference to the Ground Sign both parties felt it is a good idea to increase size to accommodate everyone. An 84 square foot sign serves 3 buildings and 2 developments. More signs will be more of a distraction to drivers.
2. Good solution, it serves all uses on the site
3. Brief discussion about the existing logo on the pharmacy directional signage.
4. Question on whether the directional signage is illuminated.

The Board and the applicant discussed the request, Practical Difficulties, Substantial Justice, Public Safety and Welfare and No Safety Hazard.

Moved Wilcox, support Bombery, based on the information provided by the applicant (Case 2012-03) at the October 15, 2012 Zoning Board of Appeals meeting the Board determines that the request to waive the requirements of Section 7.03(1)D., allowance of an 84 square foot monument sign at the entrance of the Dexter Wellness Center replacing the current sign be **GRANTED**. The application submitted by Steve Brouwer for 2810 Baker Road, HD-08-06-455-001, **MEETS** the conditions required for the granting of a variance. The applicant is therefore **PERMITTED** to construct an 84 square foot monument sign as shown on the applicant's application.

The determination was made with consideration of following per Section 24.05 of the Village of Dexter Zoning Ordinance:

- 1. Substantial Justice-the sign would serve all businesses on the site
- 2. Public Safety and Welfare – There are no public safety concerns.

Ayes: Hansen, Bombery, Tell, Stacey, Wilcox
Nays: none
Motion Carried

Moved Wilcox, support Stacy, based on the information provided by the applicant (Case 2012-03) at the October 15, 2012 Zoning Board of Appeals meeting the Board determines that the request to waive the requirements of Section 7.03(1)A., allowance of a second ground sign at the entrance of the Wellness Center depicting artwork be **GRANTED**. The application submitted by Steve Brouwer for 2810 Baker Road, HD-08-06-455-001 **MEETS** the conditions required for the granting of a variance. The applicant is therefore **PERMITTED** to construct a second ground sign at the entrance of the Wellness Center depicting artwork.

The determination was made with consideration of following per Section 24.05 of the Village of Dexter Zoning Ordinance:

- 1. Public Safety and Welfare-There are no public safety concerns
- 2. No Safety Hazard or Nuisance- There are no safety hazard or nuisance concerns with the applicant's proposal.
- 3. Relationship to Adjacent Land Uses- The proposed sign variances will not adversely affect adjacent land uses.

Ayes: Wilcox, Stacey, Tell, Bombery, Hansen
Nays: none
Motion Carried

Moved Wilcox, support Bombery, based on the information provided by the applicant (Case 2012-03) at the October 15, 2012 Zoning Board of Appeals meeting the Board determines that the request to waive the requirements of Section 7.02(4)A., allowance of logo on directional signage be **GRANTED**. The application submitted by Steve Brouwer for 2810 Baker Road, HD-08-06-455-001 **MEETS** the conditions required for the granting of a variance. The applicant is therefore **PERMITTED** to construct a directional sign containing a logo.

The determination was made with consideration of following per Section 24.05 of the Village of Dexter Zoning Ordinance:

- 1. Public Safety and Welfare-There are no public safety concerns
- 2. No Safety Hazard or Nuisance-There are no safety hazard or nuisance concerns with the applicant's proposal.

Ayes: Tell, Wilcox, Stacey, Bombery, Hansen
Nays: none
Motion Carried

Adjournment

Meeting adjourned at 7:38 pm

Respectfully submitted,

Brenda Tuscano
Recording Secretary

Filing Approved 2-20-13