



1. A practical difficulty has not resulted in the request for signage that is greater than Ordinance standards in this case.
2. The desire to provide additional signage is not a unique circumstance related to the physical condition of the property and is a self-created hardship.
3. The proposed signage does not meet the spirit of the City's sign regulations. Ms. Aniol stated that the applicant was requesting an interpretation of Zoning Ordinance Section 7.03, sub-sections (1) A and D to determine the number of ground signs allowed within non-residential zoning districts and business centers.

Tom Covert from Midwestern Consulting addressed the Board on behalf of the applicant. He reviewed the application materials and stated that his client desired only 1 additional ground sign, not 3, and the Country Market parcel is not part of the request.

The Board and Mr. Covert engaged in a discussion regarding the location, height and area of the proposed ground signs, existing tenant identification signs at Dexter Town Center, and the Board's ability to interpret the Zoning Ordinance.

Following Mr. Covert's presentation, Mr. Mekas asked if there were any comments from the public. There were none. Mr. Mekas closed the public hearing at 8:20 pm.

**Recess:** none

**Business Session:**

**1. Variance Request-ZBA Case # 2014-06**

The Board began discussing the variance request, which included the following comments/statements:

1. Information submitted by applicant is different from the comments made by representative this evening. Concerned about Country Market being removed from request.
2. Dexter Crossing is two parcels-one zoning lot, Country Market has their own so are you proposing to put up a sign on Country Market's property.
3. The Sign Ordinance is conservative, but Dexter did not want to become Washtenaw Ave.
4. Vehicle speed in front of property is 50 mph, but don't see the need for repetitive signage.
5. The Dexter Crossing plaza is a sign in itself.
6. Dexter Town Center the sign ID is on top of the sign that describes the tenants, more of an identification sign.
7. Typically we see ID on ground signs.
8. Who approves location of sign.
9. Two orders of signage; one for identification for the Shopping Center as a whole and the other to identify the tenants.
10. At that point the speed limit is no longer 35 miles an hour
11. Tenants of the shopping center will want to have their sign as close to the road as possible
12. The ordinance is a mess-not sure on whether A applies here or not
13. It comes down to interpretation
14. We've never been asked for an interpretation of the Ordinance.
15. We hire consultants to do this - support consultants and staff on this
16. Section D applies to this.
17. If we rule on this-final approval is administrative
18. Do we have any other signs in town that are 10 feet tall

-Move Mekas, support Carson, based on the information provided by the applicant at the December 15, 2014 Zoning Board of Appeals meeting, the board moves to postpone the variance request until January 19, 2015 to allow the applicant time to address the following items:

1. Clean up request.
2. Concerned with size of signs compared to others in town
3. The placement and location of proposed signs
4. Additional input from staff and consultants

Ayes: Carson, Rush, Mekas, Schmid, Hansen

Nays: none

Motion Carried

### **Public Hearing:**

- 2. Variance Request-ZBA Case #2014-07 for 2425 Dongara Drive; HD-08-07-100-051 and HD-08-07-100-052. Public Hearing to obtain public comment regarding a request submitted by Chandra Hurd, on behalf of Walkabout Creek, LDHA LP, for 2425 Dongara Drive; HD-08-07-100-051 and HD-08-07-100-052. The applicant is requesting a variance from Section 7.09 (3)A.4 of the City of Dexter Zoning Ordinance.**

**The applicant proposes the re-erection of a new non-conforming ground sign that would cost more than fifty percent (50%) of the replacement cost of the original non-conforming sign. The proposed sign will be reduced in size (45.9 square feet versus the existing 49.5 square feet), but taller (currently 5.5 feet; proposed 7 feet). Signs in the R-3 district are limited to 4 feet in height and 20 square feet per side or 40 square feet total signage area.**

Chairman Mekas introduced the case and then opened the hearing at 8:37 pm

Community Development Manager Michelle Aniol reviewed her report dated, December 12, 2014. Chandra Hurd addressed the Board on behalf of the applicant. She reviewed the application materials and distributed color sign plans, along with pictures of the entrance to Walkabout Creek, the previous non-conforming sign and similar signs in and around Dexter.

Chairman Mekas called for public comments. There were none. The hearing was closed at 9:31pm

### **Business Session:**

- 2. Variance Request-ZBA Case #2014-07 for 2425 Dongara Drive; HD-08-07-100-051 and HD-08-07-100-052**

The Board began discussing the request:

1. What is the size of the previous sign
2. What is the point of clarity of request
3. If you're allowed to rebuild a non-conforming sign, it should be considered
4. What is the difference in square feet
5. The picture of the other signs is very helpful
6. The pillars are very large, maybe reduce the height of the pillars
7. Will the new sign be closer to the road
8. Maybe we should postpone hearing to make sign more conforming

9. This is so much more doable than the first request
10. We need to use a previous ruling where we have granted this, we should let them do it
11. Has sign consultant come up with another design
12. Can you scale down sign to reduce square footage

-Moved Mekas, support Schmid based on the information provided by the applicant at the December 15, 2014 Zoning Board of Appeals meeting, the board determines that the request submitted by Chandra Hurd, on behalf of Walkabout Creek LDHA LP, to waive the requirements of Section 7.09 (3)A.4 to allow the applicant to re-erect a new non-conforming ground sign that would cost more than fifty percent (50%) of the replacement cost of the original non-conforming sign, is **granted** for the property located at 2425 Dongara Drive, HD-08-07-100-051 and 052 because the proposed variance **meets** the conditions required for the granting of a variance.

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

1. Practical Difficulties
2. Substantial Justice

The Board established the following conditions on its approval of the variance:

1. The sign height shall not exceed 4 feet 9 inches;
2. The sign area shall not exceed 70 square feet per side; and
3. The sign shall be setback at least 14 feet from the road.

Ayes: Hansen, Schmid, Mekas, Rush, Carson  
Nays: none  
Motion Carried

### **Adjournment**

-Move Rush, support Schmid to adjourn at 10:00 pm

Respectfully submitted,

Brenda Tuscano  
Recording Secretary

Filing Approved: April 20, 2015