

**Springfield Township  
Zoning Board of Appeals Meeting  
Minutes of March 18, 2004**

**Call to Order:** Chairperson Wendt called the March 18, 2004, Regular Meeting of the Springfield Township Zoning Board of Appeals to order at 8:00 p.m. at the Springfield Township Civic Center, 12000 Davisburg Rd., Davisburg, MI 48350.

**Attendance:**

**Board Members Present**

Skip Wendt  
Collin Walls  
Jim Carlton  
Dennis Strelchuk  
Roger Lamont

**Board Members Absent**

**Staff Present**

Mary Blundy

**Approval of Agenda:**

- **Board Member Walls moved to approve the agenda for March 18, 2004 as presented. Board Member Strelchuk supported the motion. Vote on the motion. Yes: Wendt, Walls, Carlton, Strelchuk and Lamont; No: none. The motion carried by a 5 to 0 vote.**

**Approval of Minutes:**

- **Board Member Strelchuk moved to approve the minutes for February 19, 2004 as presented. Board Member Lamont supported the motion. Vote on the motion. Yes: Wendt, Walls, Carlton, Strelchuk and Lamont; No: none. The motion carried by a 5 to 0 vote.**

**New Business:**

- 1. John Mansour, Pebble Creek Development, 265 N. Alloy, Fenton, MI. Property located at 9685 Dixie Highway. Parcel # 07-14-101-023.**

The applicant is requesting: a) One (1) square foot of signage for each lineal foot of building frontage on a multi-tenant building according to the ordinance, but waive the maximum of 100 sq. ft. per the ordinance and: b) An additional 50 sq. ft. of signage to the south of the retail building referenced above.

Mr. John Mansour is present in regard to this request.

Mr. Mansour explained that in the site plan process, the submitted plans had the Kroger signage, but erroneously deleted the ancillary building signage and the outlot signage for the bank

## **Zoning Board of Appeals Meeting - March 18, 2004**

building. The tenants would like at least one square foot of signage for every lineal foot of road frontage and Blockbuster would like the same size sign on the south side of the building that they are erecting on the east side.

Chairperson Wendt asked the applicant if signage is just now becoming relevant at this stage of the process? Mr. Mansour said, no, but during site plan approval there was some sort of mix-up that no one caught. Board Member Walls explained that there is one day difference in the date of the plans that were approved by the Planning Commission and the date of the plans that showed the desired signage. He noted that the August 25th plan was submitted to the Board of Appeals and the August 22nd plans were submitted later to the Planning Commission. Therefore, the only thing the Planning Commission saw for building signage was the Kroger store, and the other building signage was not on the plans.

Mr. Mansour said he is not asking for anything over and above the ordinance with the exception of the request by Blockbuster, that he is asking for on their behalf. Board Member Walls said, personally, except for the request on the south end of the building, he does not see a big problem with one square foot providing a total of about 158 square foot of signage.

- **Board Member Walls moved to allow one square foot of signage for each lineal foot of building frontage being that portion facing Dixie Highway or easterly for 9685 Dixie Highway, known as parcel # 07-14-101-023, not allow any signage on the south wall for the reasons that the building is set back over 400 feet from Dixie Highway and that is comparable to what the Planning Commission has already allowed for the adjacent attached building. Board Member Strelchuk supported the motion. Vote on the motion. Yes: Wendt, Walls, Lamont, Strelchuk and Carlton; No: none. The motion carried by a 5 to 0 vote.**

### **2. John Mansour, Pebble Creek Development, 265 N. Alloy, Fenton, MI. Property located at 9749 Dixie Highway. Parcel # 07-14-101-021.**

The applicant is requesting one (1) square foot of signage for each lineal foot of building frontage on a multi-tenant building according to the ordinance, but waive the 100 sq. ft. per the ordinance.

Mr. John Mansour is present in regard to this request.

Mr. Mansour explained that the remaining portion of this building may be one or two more tenants in addition to Citizens Bank. He does not know at this point how many tenants will want to lease the building. He allowed Citizens Bank 60 square feet, and that leaves the other one or two tenants only 40 square feet according to the ordinance. They are requesting an additional 20 square feet or a total of 120 square feet of signage given the fact that the building is 120 lineal square feet along Dixie Highway.

Board Member Walls said he does not see the need for extra signage due to the closeness to Dixie Highway. Mr. Mansour said if it turns out to be two tenants, it may be difficult to provide adequate signage.

## **Zoning Board of Appeals Meeting - March 18, 2004**

Chairperson Wendt said he does not see the need to extend the square footage requirement as far as signage goes based on the use, the ordinance and the visibility.

Board Member Lamont asked the applicant why 60 square feet was given to the bank, which is more than 50 % of the signage allotment. Mr. Mansour said they needed signage before he could come before the ZBA.

Board Member Walls stated the variance is good for one year which gives time to find a tenant. He asked if allowing the request for two tenants, but stick with the current ordinance if there turns out to be only one tenant would be acceptable. Board Member Lamont agreed that is reasonable as did other Board Members. Mr. Mansour said that would be fair to him.

Mr. Jeff Hamilton, 9880 Boulder Ct., said he is in favor of the request by Mr. Mansour.

- **Board Member Lamont moved that the property at 9749 Dixie Highway, parcel # 07-14-101-021 be approved for the request for one square foot of signage for each lineal foot of building frontage on a multi-tenant building according to the ordinance, waiving the maximum 100 sq. feet if two tenants occupy the northern half of the building for a total of three tenants. Board Member Carlton supported the motion. Vote on the motion. Yes: Wendt, Lamont, Strelchuk and Carlton; No: Walls. The motion carried by a 4 to 1 vote.**

### **Adjournment:**

**Board Member Walls moved to adjourn the meeting at 8:30 p.m. Board Member Lamont supported the motion. Vote on the motion. Yes: Wendt, Walls, Lamont, Strelchuk and Carlton; No: none. The motion carried by a 5 to 0 vote.**

---

Susan Weaver, Recording Secretary