



Andy Schor
Mayor

LANSING BOARD OF ZONING APPEALS
Regular Meeting
Thursday, February 12, 2026, 6:30 PM
Neighborhood Empowerment Center
600 W Maple Street, Lansing, MI 48906

AGENDA

I. ROLL CALL

II. APPROVAL OF AGENDA

III. PUBLIC COMMENT

IV. PUBLIC HEARING/ACTION

A. BZA-4100.26, 533 Mall Court (300 Frandor Avenue)

Public Hearing – To receive public comment on a variance to Section 1310.12 (a)(9) of the Sign Ordinance to permit three wall signs on the building at 533 Mall Court, totaling 1,108.08 square feet in area.

Motion – In consideration of a variance to Section 1310.12 (a)(9) of the Sign Ordinance to permit three wall signs on the building at 533 Mall Court, totaling 1,108.08 square feet in area.

V. OLD BUSINESS

VII. NEW BUSINESS

VI. APPROVAL OF MINUTES

A. Regular Meeting, December 11, 2025

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

FOR SPECIAL ACCOMMODATIONS, PLEASE GIVE 24 HOURS NOTICE PRIOR TO THE MEETING BY CALLING SUSAN STACHOWIAK IN THE PLANNING OFFICE AT 517-483-4085 OR BY DIALING (TTY 711).

GENERAL INFORMATION

APPLICANT: Johnson Sign Company
2240 Lansing Avenue
Jackson, MI 49202

OWNER: Lansing Retail Center, LLC
300 Frandor Avenue
Lansing, MI 48912

REQUESTED ACTION: Variance to the allowable wall sign square footage

LAND USE: Existing - Vacant retail building (Jo-Ann Fabrics)
Proposed – “Total Wine & More” retail store

EXISTING ZONING: “MX-2” Mixed-Use Community Center

LOCATION: The northernmost suite in the multi-tenant building on the west side of the property at 300 Frandor Avenue (Frandor shopping center), parallel to N. Clippert Street

SURROUNDING LAND USE: N: Retail & Restaurant uses
S: Retail & Restaurant uses
E: Retail & Personal Service uses
W: Commercial, office & retail uses

SURROUNDING ZONING: N: “MX-2” Mixed-Use Community Center
S: “MX-2” Mixed-Use Community Center
E: “MX-2” Mixed-Use Community Center
W: Lansing Township commercial zoning

MASTER PLAN DESIGNATION: The Design Lansing Comprehensive Plan designates the subject property for urban mixed use corridor land use. E. Michigan Avenue is designated as an activity corridor. N. Hosmer Street and Jerome Street are designed as local roads.

REQUEST

This is a request by Johnson Sign Company for a variance to permit 3 wall signs on the building at 533 Mall Court (former Jo-Ann Fabrics) totaling 1,108.08 square feet in area. Section 1310.12 (a) (9) of the Sign Ordinance permits 3 signs (1 on each of the 3 exterior walls of the building) totaling not more than 200 square feet in area. A variance of 9.08.08 square feet to the allowable wall signage is therefore being requested.

Ordinance Provision	Permitted	Proposed
Section 1310.12 (a) (9)	3 wall signs (1 on each exterior wall of the building) totaling not more than 200 square feet in area	3 wall signs totaling 1,108.08 square feet in area

BACKGROUND INFORMATION

Variations to permit 3 wall signs totaling a maximum of 600 square feet (all 3 signs combined) on the building that is the subject of this request was approved in 1998. The ordinance at the time permitted 2 wall signs, totaling not more than 200 square feet in area. The only change under the current ordinance is that 3 wall signs are permitted (1 on each of the exterior walls of the building). The limitation on the size is still 200 square feet. The variance remains valid so the applicant could install 3 wall signs up to 600 square feet in area, collectively. The variance request for 1,108.08 square feet, however, is from the 200 square foot size limitation as the Board cannot authorize a variance to an approved variance.

PRACTICAL DIFFICULTY/UNNECESSARY HARDSHIP

Sections 1274.06 (c)(1-4) and (e)(1)-(4) of the Zoning Ordinance set forth the criteria and standards which must be used to evaluate a variance request. In short, approval of a variance must be based upon a determination by the Board that:

1. There is a unique feature of the property, such as irregular size, shape or uneven topography, that either prevents compliance with the ordinance or makes it unreasonably difficult; or
2. Denial of the variance would cause an unnecessary hardship on the applicant since the result of the variance will not be contrary to the intent and purpose of the ordinance, will not set a negative precedent for future requests to vary the ordinance standard and will have no negative impacts on surrounding properties.

The application states that if the variance is denied, it will result in the “Inability to install signs proportionally sized would create inconsistencies with the buildings architectural scale and could contribute to driver confusion and congestion around the shopping area.”

With regard to the variance evaluation criteria set forth in the ordinance, the applicant’s request is directly related to the provision restricting the allowable size for wall signs. The issue of whether the “practical difficulty” is self-created is not applicable in this case since no practical difficulty appears to exist. There is nothing unique about the property or the subject building located thereon that prevents compliance with the ordinance or makes compliance impractical or unreasonably difficult. A variance of 400 square feet to the 200 square foot wall signage restriction has already been granted and is more than sufficient to identify the business and direct traffic to the building. Granting a variance when it cannot be established that there is a markedly unique feature of a site/building renders the ordinance ineffective in accomplishing its intended purpose and could set a negative precedent for approval of other variance requests of a similar nature. Furthermore, since the proposed variance would result in an excessive amount of signage on the building, well beyond

what is necessary to comply with the intent and purpose of the ordinance as described in the succeeding section of this report, denial of the variance would not cause an unnecessary hardship on the applicant.

IMPACT STANDARDS

There are four standards listed in Section 1274.06 (e) of the Zoning Ordinance that must be satisfied in order to grant the requested variances. These standards and the manner in which they relate to the request are as follows

1. **The use will be in harmony with the appropriate and orderly development of the surrounding neighborhood.**

The proposed signs will not be harmonious with the area in which the business is located or consistent with the intent and purpose of the ordinance which is to permit signage that is adequate to identify businesses so that they can be easily located while limiting the size so that they do not create visual clutter that can diminish the appearance of the streetscapes and become a distraction to drivers. The allowable signage (600 square feet) for the subject building that was authorized by the variance approved in 1998 is 3 times the size (200 square feet) that is permitted under the current ordinance. The size (1,108.08) of the proposed signs is more than 5.5 times what is permitted under the ordinance and will well exceed the signage on any of the other businesses in the mall. In fact, there does not appear to be any businesses in the City where the signs on one building come anywhere close to being 1,100 square feet in area.

2. **The use will be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved.**

The proposed signs will have no impact on pedestrian traffic. The 600 square foot wall signage that was permitted by the approved variance in 1998 is more than adequate to identify the business from all directions, as evidenced by the photographs attached to this report. The additional signage is not necessary to identify the business and direct traffic thereto.

3. **The use will be designed to eliminate a possible nuisance emanating there from.**

The proposed signs will not generate any nuisances.

4. **The use will not interfere with or discourage the appropriate development and use of adjacent land and structures or unreasonably affect their value.**

The proposed signage is not consistent with the intent and purpose of ordinance as described in item 1 under this section of the report and thus, it cannot be established that denial of the variance would cause an unnecessary hardship on the applicant. In addition, since there is nothing unique about the site/building/site that would warrant the additional sign area that is being requested. approval of the variance would set a negative precedent for future requests to vary the wall sign size restrictions, not just within the Frandor mall

but in commercial areas throughout the City.

FINDINGS

This is a request by Johnson Sign Company for a variance to permit 3 wall signs on the building at 533 Mall Court (former Jo-Ann Fabrics) totaling 1,108.08 square feet in area. Section 1310.12 (a) (9) of the Sign Ordinance permits 3 signs (1 on each of the 3 exterior walls of the building) totaling not more than 200 square feet in area. A variance of 908.08 square feet to the allowable wall signage is therefore being requested.

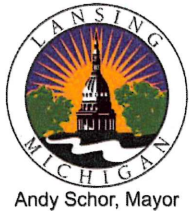
The available information supports a finding that the requested variance does not comply with the applicable practical difficulty/unnecessary hardship and the impact criteria listed in Sections 1274.06 (c) and 1274.06 (e) of the Zoning Ordinance. More specifically, there is nothing unique about the property that would warrant relief from the ordinance, and the proposed fence will be contrary to the intent of the ordinance as described in the preceding paragraphs of this report.

RECOMMENDATION

Based on the information and findings described in this report, the staff recommendation is to deny the variance to Section 1310.12 (a) (9) of the Sign Ordinance for 908.08 square feet to the 200 square foot wall signage restriction.

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator



CITY OF LANSING - PLANNING OFFICE
PETITION
BOARD OF ZONING APPEALS

Reset Form

Print Form

FILE NUMBER: BZA- _____

DATE SUBMITTED: _____

A request is hereby made to vary the requirements of the Zoning and / or Sign Ordinance.

Street Address (include zip code): 533 Mall Ct, Lansing, Mi 48912 (300 Frandor Ave)

Legal Description:

E 1/2 OF NE 1/4 SEC 14 EXC E 1/4 THEREOF, ALSO EXC LANDS S OF A LINE 850 FT N OF N LINE MICHIGAN AVE, ALSO EXC LANDS LYING N'LY OF A LINE BEG 327.32 FT W OF NE COR POST SEC 14, TH S 236.73 FT, W 237.61 FT, N 19.07 FT, W 278 FT, N 176.16 FT TO S LINE SAGINAW ST R/W, W 74.45 FT, S 03DEG 36MIN 55SCD E 290.76 FT, W 160 FT, N 10 FT, W 253 FT TO C/L CLIPPERT ST AND POE SEC 14 T4N R2W

Applicant Name: Johnson Sign Co

Address (include zip code): 2240 Lansing Ave, Jackson, MI 49202

Phone Number: 517-784-3720

Owner Name: Lansing Retail Center LLC

Owner Address (include zip code): 300 Frandor Ave, Lansing, Mi 48912

Owner Phone: _____

Interest in Property (please check one)

Option to buy

Owner

Other (please specify)

Contractor

Leasee

Represent Owner

Zoning of the property: MX-2

Lot dimensions: 1500' x 950'

Is this property in the flood plain?

Yes

No

Is this property residential? Yes

No

of Efficiency Units:

of 1 Bedroom Units:

of 2 Bedroom Units:

of 3 Bedroom Units:

Total # of Units:

Total # of Bedrooms:

of accessible on-site parking spaces:

Is this property non-residential? Yes

No

of employees (largest shift):

of accessible on-site parking spaces:

Hours and days / week of operation:

Describe or explain your proposal for this property:

attach a separate sheet if more space is necessary

A variance is sought to allow Total Wine & More to install (3) wall signs at a 275.76 sq ft/ea. The proposed signs are sized to replace the similarly sized signs of the former Joann Fabrics location.

Section # with which this proposal is in conflict: 1310.12 (a)(9)

If this petition is not granted, explain how your proposal will be affected:

attach a separate sheet if more space is necessary

If this petition is not granted Total Wine will not be able to proceed with the proposed sign and would like to revise to a smaller, but still proportional to the building, sign. Inability to install signs that are proportionally sized would create inconsistencies with the buildings architectural scale and could contribute to driver confusion and congestion around the shopping area.

Items to be submitted with the petition:

- 1 **A site plan drawn to a scale of at least 1" = 100'** showing the location of all structures, existing and proposed, in relation to the lot lines and access points.
- 2 **Flood plain information** where applicable.
- 3 Non-refundable fee for processing (5/6/24)

FEES:

Consolidated Rate: \$450.00

A zoning variance means a modification of the strict letter of the zoning or sign codes, being title six and chapter 1442 respectively, of the City of Lansing, granted when, by reason of exceptional conditions, the strict application of the provisions of this chapter result in peculiar or exceptional practical difficulties or unnecessary hardship to the owner of the lot.

Please file this petition with the Planning Office.

Signature of applicant: James Johnson

Name: James Johnson

For assistance, please contact:

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933-1236
(517) 483-4066

June 26, 2025

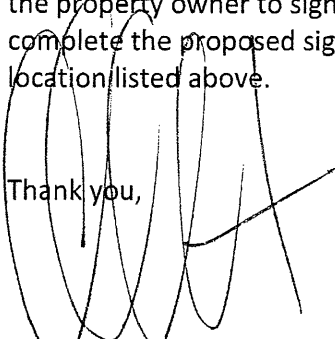
Economic Development & Planning
EDP Admin Office
316 North Capitol Avenue, Suite D-1
Lansing, MI 48933
517-483-4060

Re: TWM-2607
Frاندor Shopping Center
533 Mall Court
Lansing, MI 48912

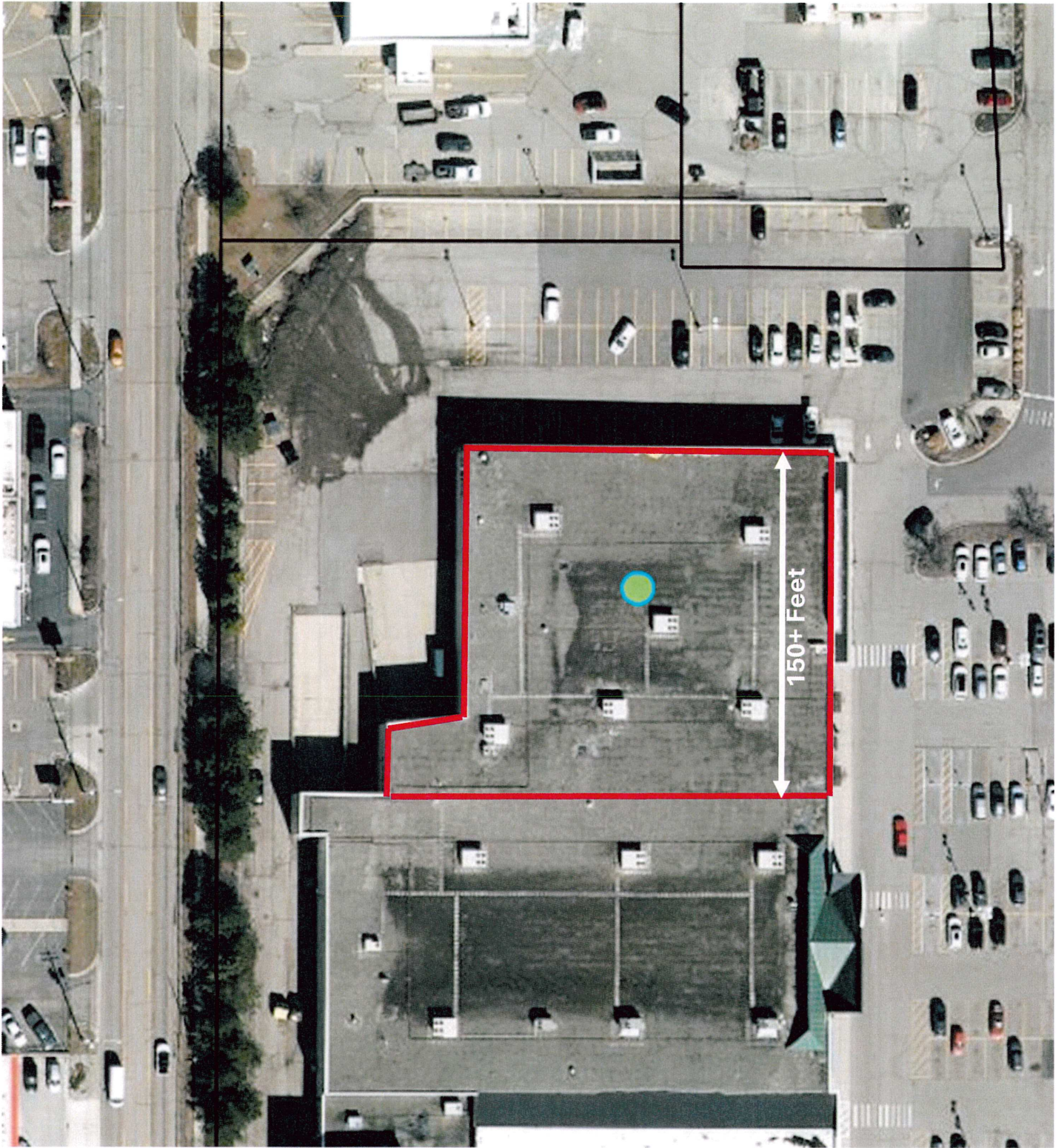
To Whom It May Concern:

Please allow this letter to serve as written authorization for Johnson Sign Company and Anchor Sign, Inc. and all officers, employees, and contractors, to act as authorized agents for the property owner to sign for, obtain, and pick up any and all necessary permits to complete the proposed sign installations and connections for the above-mentioned project location listed above.

Thank you,



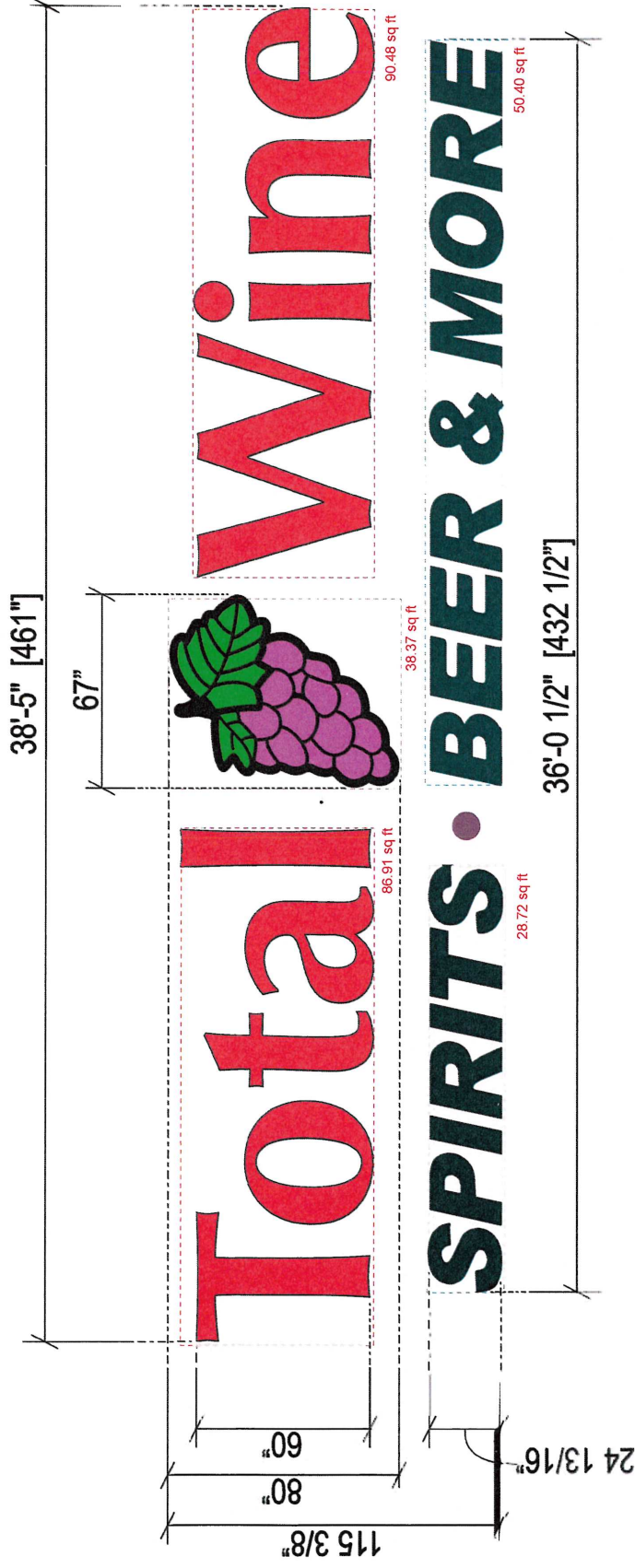
CHRIS BROCKERT
LANSING RETAIL CENTER LLC
ITS MANAGER 6/26/25



Existing Signs on the front, side and back walls of the building



SIGNA, B, C	60" Total Wine [Flush Mount w/ Spirits]
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	294.88
To Grade:	Top of Sign to Grade = 30'-9 11/16" Bottom of Sign to Grade = 21'-2 5/16"



Sign Layout Detail

Scale: 1" = 5'-0"

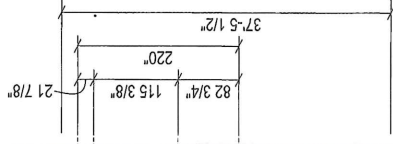
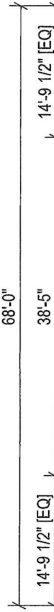
	Client: Total Wine Site #: TWM-2607 Address: 533 Mall Court Lansing, MI 48912 Frandor Mall	06/122025 Original Renderings	KB
	This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.		
		1.800.213.3331	



Existing

SIGN A	60" Total Wine [Flush Mount w/ Spirits]
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	254.88
To Grade:	Top of Sign to Grade = 33'-9 5/8" Bottom of Sign to Grade = 24'-2 1/4"

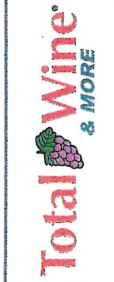
163'-0" Lease Width



Front Elevation (East)

Scale: 1/16" = 1'-0"

Allowable Square Footage this Elevation:	200.00
Formula: 15% of Building, NTE 200SQFT.	
Actual Square Footage this Elevation:	359.36



Client: Total Wine
 Site #: TWM-2607
 Address: 533 Mall Court
 Lansing, MI 48912
 Frandor Mall

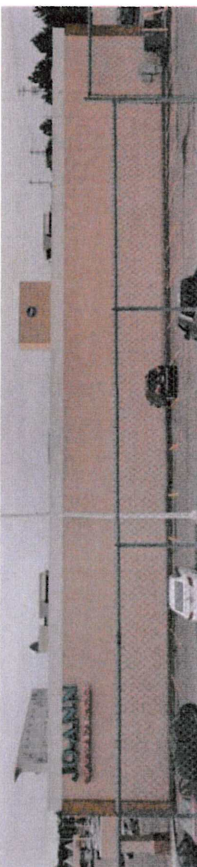
REVISION INFO	
06/12/2025	Original Renderings

KB	

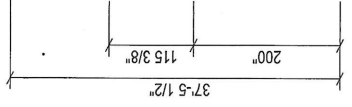
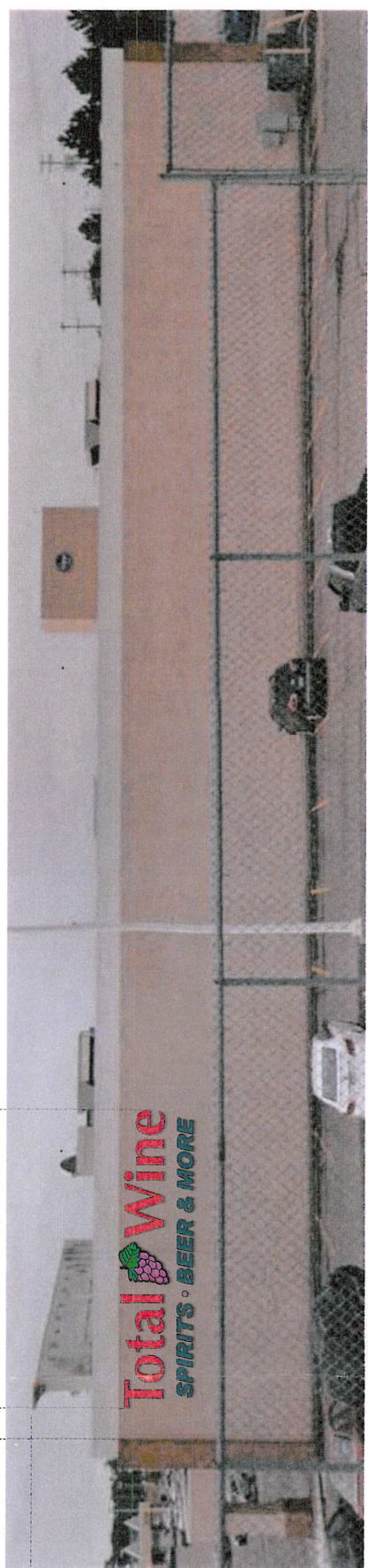
This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of the client and is not to be reproduced, copied, or distributed without the express written consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.

AnchorSign
 1-800-213-3331

SIGN B
 Type: 60" Total Wine [Flush Mount w/ Spirits]
 Illumination: Individual Channel Letters
 Internally Illuminated LED
 Square Footage: 294.88
 To Grade: Top of Sign to Grade = 33'-9 5/8"
 Bottom of Sign to Grade = 24'-2 1/4"

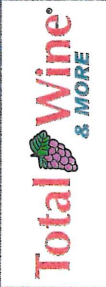


Existing



Right Elevation (North)
 Scale: 1/16" = 1'-0"

Allowable Square Footage this Elevation:	200.00
Formula: 15% of Building, NTE 200SQFT.	
Actual Square Footage this Elevation:	393.36



Client: Total Wine
 Site #: TWMM-2607
 Address: 533 Mall Court
 Lansing, MI 48912
 Frandor Mall

REVISION INFO

Original Renderings	KB
06/12/2025	

This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of the party which requested this rendering. It is not to be distributed, reproduced or exhibited without the prior written consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.

AnchorSign
 1-800-213-3331

**MINUTES OF REGULAR MEETING – DRAFT
BOARD OF ZONING APPEALS
Thursday, December 11, 2025, 6:30 P.M.
600 W. Maple Street, Lansing MI**

I. ROLL CALL

The meeting was called to order by Chairperson Alling at 6:32 p.m.

Present: M. Alling, K. Berryman, B. Fryling, C. Iannuzzi, H. Lowry, M. Rice, & S. Robertson

Absent: M. Jackson

Staff: S. Stachowiak, A. Fedewa

A quorum of at least five members was present, allowing voting action to be taken.

II APPROVAL OF AGENDA

III. PUBLIC COMMENT – None

IV. PUBLIC HEARING/ACTION

- A. BZA-4099.25, 809 E Michigan Avenue, Variances to Sections 1243.06.02, 1246.04.03(e), and Table 1243.03 of the Zoning Ordinance to permit the construction of a McDonalds restaurant with drive-through at 809 E. Michigan Avenue that would be 1 story and 22.7 feet in height, would not occupy the first 20 feet of the site along E. Michigan Avenue, have a 15.06 foot build-to line, no customer entrance on the front wall of the building, a driveway onto a local street and would exceed the number of permitted parking by 1 space.**

Ms. Stachowiak reviewed email communications from The Gillespie Group in support of BZA-4099.25, Caitlin O'Rourke in opposition to BZA-4099.25, Craig Terrill in opposition to BZA-4099.25, and Timothy O'Rourke in opposition to BZA-4099.25.

Ms. Stachowiak stated that BZA-4099.25 is a request by Permit Systems on behalf of McDonald's to build a new fast-food restaurant with a drive through at 809 E. Michigan Avenue, which is the site of Jon Anthony Florist shop. She said that the proposed building is 1-story and 22 feet, 7 inches in height which is less than the required 2 stories and 25-foot building height. She also said that building would not occupy the first 20 feet of the site along E. Michigan Avenue (corner massing), exceeds the 5-foot build-to line requirement by 10.06 feet, does not have a front entrance to the building facing the main street frontage (E. Michigan Avenue), would have a driveway onto a local street (N. Hosmer Street) and would exceed the maximum allowable number of permitted parking spaces by 1 space. Ms. Stachowiak stated that 6 variances would be necessary to permit the proposed building/site design.

Ms. Stachowiak stated that the staff recommendation is to deny the variances on a finding that they do not comply with the criteria set forth in Sections 1274.06 (c) and 1274.06 (e) of the Zoning Ordinance for evaluating variance requests. She also said that the proposed design is contrary to the intent of the placemaking standards being advanced in the Comprehensive Plan and the Zoning Ordinance regulations for the MX-2 zoning district. Ms. Stachowiak said that the intent of these documents and proper planning and zoning principles in general in areas such as E. Michigan Avenue from Capitol Avenue to the east City limits is to create a pedestrian-oriented atmosphere by locating the buildings in close proximity to the streets and requiring/permitting less parking to encourage pedestrian transportation and use of public transportation. She said that the E. Michigan corridor is characterized by 2+ story buildings that have first floor commercial uses with upper floor residential units, buildings located at the front property line with pedestrian entrances facing the street and limited on-site parking located behind the buildings.

Ms. Stachowiak stated that there is nothing unique about the site that would warrant approval of the requested variances. She said that the basis for the requested variances is the result of the applicant selecting a site where the development requirements cannot accommodate the desired site design. She also said that granting variances when it cannot be established that there is a practical difficulty that is markedly unique based upon a physical feature of a site would render the Ordinance ineffective in accomplishing its intended purpose and could set a negative precedent for approval of other variance requests of a similar nature.

Mr. Iannuzzi asked if the Board must vote on all variance requests at once or if they may vote on each one separately. Ms. Stachowiak stated that the Board can make a motion to approve or deny all of the requested variances or may make separate motions for each variance. She said that the motion must be made in the affirmative and the majority of members serving must vote yes for them to be approved.

Mr. Robertson asked if approving the variances would set a negative precedent along E Michigan Avenue. Ms. Stachowiak stated that staff is of the opinion that approving any or all of the variances could set a negative precedent that would result in future development along E. Michigan Avenue that is contrary to the intent and purpose of the zoning ordinance and comprehensive plan.

Ms. Alling asked if another use such as a gas station would be prohibited from having an entrance onto a side street. Ms. Stachowiak stated that only a drive-through accessory use is required to have all points of egress onto a primary street. She said that such uses typically have a constant flow of traffic entering and exiting they site which, in this case, could impact on the circulation network in the area and cause traffic to back up into the site while motorists are waiting to turn onto E. Michigan Avenue.

Ms. Alling opened the public hearing.

Joe Kerchner, architect for the applicant, stated that his firm understands the intent of an urban zoning district, however Lansing's zoning ordinance design standards cannot reasonably accommodate a drive-thru business. He stated that his team could come up with a design that may eliminate the need for some of the variances such as increasing

the height of the building, eliminating 1 parking space and possibly even moving the building slightly closer to the front property line along E. Michigan Avenue, but the drive-thru business cannot function properly under the other restrictions.

Mr. Lowry asked why there cannot be an entrance from E Michigan Avenue. Mr. Kerchner answered that the development team is not able to rotate the building due to the drive through design. The building could be rotated if allowed to be in the center of the site as desired.

Mr. Fryling asked for more details about the different orientations that have been explored. Mr. Kerchner answered that McDonald's needs a particular kitchen and interior layout for their operations, which limits the options for the site and building design.

Mr. Lowry asked if the site has some limitations that the Board or staff is unaware of that would warrant relief from some of the ordinance standards. Mr. Kerchner stated he does not know if a limitation exists beyond what McDonald's needs for their operations.

Ms. Alling asked for clarification about the building height requirement. Ms. Stachowiak stated that E. Michigan Avenue is characterized primarily by two-plus story, mixed-use buildings similar to what has been historically developed along E. Michigan, such as the buildings directly across the street from the site. Ms. Stachowiak stated that there could be some flexibility with respect to the number of stories, based on the single-use nature of the proposal.

Mr. Robertson asked if there will be an entrance/exit from Jerome Street. Mr. Kerchner stated that the original proposed egress was removed due to the City's requirement for drive-thru establishments.

Mr. Fryling asked if there is one particular variance that would end the proposed project. Mr. Kerchner answered that the required corner massing and the Michigan Ave. entrance are the biggest conflicts with the preferred design. Adhering to the strict letter of the ordinance would make the interior not functional.

Jason Kildea, Vice President of Development, Gillespie Group, spoke in support of the variance requests. He also spoke about the challenges the Gillespie Group has had developing projects along E Michigan Avenue and stated that the form-based zoning code limits options for redevelopment. Mr. Kildea stated that there needs to be more flexibility in the zoning code.

Todd Kosta, real estate agent for the owner, stated they have not been able to find other buyers for the property because of the zoning requirements. Mr. Kosta spoke in support of the variance requests and stated that McDonald's would be a good user for the property.

Mitchell Stoakes, spoke in support of the variances and stated that there is a need for national chain tenants to help the Stadium District continue to thrive.

Seeing no one else wishing to speak, Ms. Alling closed the public hearing.

Mr. Lowry made a motion, seconded by Mr. Rice to approve BZA 4099.25, variances to Sections 1243.06.02, 1246.04.03(e), and Table 1243.03 of the Zoning

Ordinance to permit the construction of a McDonalds restaurant with drive-through at 809 E. Michigan Avenue that would be 1 story and 22.7 feet in height, would not occupy the first 20 feet of the site along E. Michigan Avenue, have a 15.06 foot build-to line, no customer entrance on the front wall of the building, a driveway onto a local street and would exceed the number of permitted parking by 1 space.

Mr. Rice stated that he does not see anything unique about the property and that the City should not rewrite the zoning code just to accommodate national chain businesses, particularly when the development would be contrary to the intent and purpose of the comprehensive plan and the zoning ordinance. Mr. Rice stated that these and similar requirements have been in place for many years with regard to fast-foot restaurant type businesses along E. Michigan Avenue.

Mr. Berryman asked for clarification about the statement that these requirements have been in place for ten years. Ms. Stachowiak stated that although the form-based zoning code was enacted in 2021, prior to that E Michigan Avenue had an overlay district, that had similar requirements to the standards in the form-based code, mainly requiring buildings to be sited at the public right-of-way and for parking to be placed in the rear. Mr. Berryman stated that the zoning ordinance places too many limits on redevelopment.

Mr. Robertson spoke in support of redevelopment in the City but not in conflict with so many different code requirements. Mr. Robertson stated he does not believe the City should approve any and all development if it is at the expense of a good and cohesive built environment.

Mr. Fryling asked if there is any flexibility to the corner massing requirement. Ms. Stachowiak clarified that the corner massing measurement begins at the build-to line and there is flexibility for clear sightlines and outdoor seating. Ms. Stachowiak stated that the staff does not want to see a building not oriented toward its main right-of-way. No other building along E. Michigan Avenue has the back of the building facing the street.

Mr. Iannuzzi asked if the applicant could revise their site plan if the variances are denied, or should the applicant ask for their request to be tabled or withdrawn. Ms. Stachowiak stated that either option is acceptable. If the applicant's original request is denied they can redesign the site plan and if that revision still needs variances, they may request a new meeting as that would be a different application than the one being considered.

On a roll call vote, the motion failed 1-6. Mr. Lowry, Mr. Rice, Mr. Robertson, Mr. Fryling, Mr. Iannuzzi, and Ms. Alling cast the dissenting votes.

V. **OLD BUSINESS** – None

VI. **NEW BUSINESS**

A. **Excused Absences**

Mr. Rice made a motion, seconded by Mr. Robertson, to grant an excused absence for Mr. Jackson. On a voice vote, the motion carried 7-0.

VII. **APPROVAL OF MINUTES**

A. Regular Meeting, October 9, 2025

Mr. Lowry made a motion, seconded by Mr. Iannuzzi to approve the October 9, 2025, meeting minutes with the correction to the recording of the vote for BZA-4098.25, showing 5-1 with Mr. Lowry casting the dissenting vote. On a voice vote, the motion carried 7-0.

VIII. PUBLIC COMMENT - None

IX. ADJOURNMENT AT 7:28 p.m.

Respectfully Submitted,

Susan Stachowiak, Zoning Administrator