
**MINUTES OF REGULAR MEETING
BOARD OF ZONING APPEALS
Thursday, February 12, 2026, 6:30 P.M.
600 W. Maple Street, Lansing MI**

Approved May 14, 2026

I. ROLL CALL

The meeting was called to order by Chairperson Alling at 6:30 p.m.

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

Absent: B. Fryling

Staff: S. Stachowiak

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-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.

Zoning Administrator, Susan Stachowiak stated BZA-4100.26 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. Ms. Stachowiak explained that variances 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 approved 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.

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. Said that the signage permitted under the variances that have already been approved is more than sufficient to identify the business and direct traffic to the building. Ms. Stachowiak stated that 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.

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

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.

Mr. Rice stated that there is no basis for approving the requested variance as it does not comply with the evaluation criteria set forth in the ordinance. Ms. Alling agreed and stated that the signage permitted under the variances that are already in effect for the building are more than adequate to identify the business located therein.

On a roll call vote, the motion failed unanimously (7-0).

V. **OLD BUSINESS** – None

VI. **NEW BUSINESS**

A. **Excused Absences**

Mr. Iannuzzi made a motion, seconded by Mr. Lowry, to grant an excused absence for Mr. Fryling. On a voice vote, the motion carried 7-0.

VII. **APPROVAL OF MINUTES**

A. **Regular Meeting, December 11, 2025**

Mr. Jackson made a motion, seconded by Mr. Lowry to approve the December 11, 2025, meeting minutes, as presented. On a voice vote, the motion carried 7-0.

VIII. **PUBLIC COMMENT** - None

IX. **ADJOURNMENT AT 6:45 p.m.**

Respectfully Submitted,

Susan Stachowiak, Zoning Administrator