MINUTES OF REGULAR MEETING – *Approved 6/8/2023*
BOARD OF ZONING APPEALS
Thursday, January 12, 2023, 6:30 P.M.
600 W. Maple Street, Lansing, MI 48915

I. <u>ROLL CALL</u>

The meeting was called to order by Marcie Alling at 6:30 p.m. Roll call was taken.

<u>Present:</u> M. Alling, K. Berryman, M. Rice, J. Leaming, C. Iannuzzi, & B. Fryling

<u>Absent:</u> M. Solak, J. Hovey & E. Jefferson

<u>Staff</u>: S. Stachowiak

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

II <u>APPROVAL OF AGENDA</u>

It was moved by Mr. Leaming, seconded by Mr. Iannuzzi to approve the agenda with the addition of "Excused Absence" under New Business. On a voice vote, the motion carried unanimously (6-0).

III. <u>PUBLIC COMMENT</u>

IV. <u>PUBLIC HEARING/ACTION</u>

A. BZA-4078.22, 3220 Discovery Way, Variances to the size and allowable number of wall signs

Ms. Stachowiak stated that this is a request to permit 5 signs on the wall of the building at 3220 Discovery Way, totaling 355 square feet in area. Sections 1442.13 (b) and (i) of the Sign Ordinance permit 2 wall signs with a maximum allowable area of 200 square feet (both signs combined). Variances of 3 to the allowable number of wall signs at 155 square feet to the size limitation are therefore, being requested.

Ms. Stachowiak stated that there is nothing unique about the building or the site that would warrant relief from the ordinance standards which is why the recommendation in the staff report is to deny the requested variances. She stated that the Board could find that the location of the site in a campus setting and the nature of the offices in the building are unique to the extent that approval of the variances would not set a negative precedent for future requests to the wall sign limitations. Ms. Stachowiak said that the offices in the building are destination type uses and are located on a street within the McLaren Hospital campus. She said that the signs, therefore, are not intended to attract customers/clients but merely to make it easier for visitors to locate their destination.

Ms. Alling opened the public hearing.

Jason Kildea, MSB2 Partners, LLC, spoke in support of the request. Mr. Kildea stated that the signs are proportionate to the size of the building so it will not appear to be excessive. He also said that it is important that visitors to the site are able to easily identify the office they are looking for and it is equally important to the tenants in the building that they are properly identified.

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

Mr. Rice expressed concern about the variances as the circumstances primarily involve marketing the names or sponsors of the offices which does not seem to be sufficiently unique to warrant approval without setting a precedent for future wall sign variance requests.

Mr. Leaming stated that he is leaning towards approval of the variances as the signs are only visible to motorists that already in the campus and looking for their destination. He said that if the various offices had their own entrances to the building similar to commercial businesses in a strip mall, they would each be permitted to have their own signage.

Mr. Iannuzzi stated that he is also inclined to support the variances. He said that the proposed signage serves a different purpose than signs advertising commercial businesses as it is not intended to attract customers but rather to make it easier for patients/visitors to locate their destination.

Mr. Fryling questioned Mr. Kildea about whether future tenants in the building are going to want their owns identification resulting in more variance requests for wall signs.

Mr. Kildea stated that there is only one tenant space left and the future occupants are being notified that they will not be permitted a sign on the exterior of the building.

Mr. Leaming made a motion, seconded by Mr. Iannuzzi to approve BZA 4078.22, for variances to permit 5 wall signs totaling 355 square feet in area on the building at 3220 Discovery Way, on a finding that the variances are in compliance with the evaluation criteria set forth in Sections 1274.06 (c)(1-4) and (e)(1-4) of the Zoning Ordinance. On a roll call vote, the motion carried (5-1). Mr. Rice cast the dissenting vote.

V. <u>OLD BUSINESS</u>

VI. <u>NEW BUSINESS</u>

A. Excused Absences

Mr. Leaming made a motion, seconded by Mr. Rice to approve excused absences

for Mr. Solak and Ms. Jefferson. On a voice vote, the motion carried unanimously (6-0).

VII. APPROVAL OF MINUTES

A. Regular Meeting, August 23, 2022

Mr. Iannuzzi made a motion, seconded by Mr. Berryman to approve the August 23, 2022, meeting minutes, as presented. On a voice vote, the motion carried unanimously (6-0).

VIII. PUBLIC COMMENT

IX. ADJOURNMENT AT 7:00 p.m.

Respectfully Submitted,

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Susan Stachowiak, Zoning Administrator