MINUTES OF REGULAR MEETING
BOARD OF ZONING APPEALS
Thursday, February 8, 2024, 6:30 P.M.
600 W. Maple Street, Lansing, MI 48906

I. ROLL CALL

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

Present: M. Alling, C. Iannuzzi, J. Leaming, M. Jackson & H. Lowry

Absent: B. Fryling (excused, Emily Jefferson, (excused) K. Berryman, M. Rice (excused)

Staff: S. Stachowiak

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

II APPROVAL OF AGENDA

It was moved by Mr. Leaming, seconded by Mr. Jackson to approve the agenda with the addition of "Excused Absence" under New Business. On a voice vote, the motion carried unanimously (5-0).

III. PUBLIC COMMENT - None

IV. PUBLIC HEARING/ACTION

A. BZA-4082.23, 2002 N. Larch Street- Variance to the setback requirement for a new ground pole sign.

Ms. Stachowiak stated that this is a request by Aver Sign Company for a variance to the setback requirement to permit a new, 24.4 foot high, 129.5 square foot free-standing sign at 2002 N. Larch Street (Quality Dairy) that would have a setback of 8.27 feet at its nearest point to the front property line. Section 1442.12(h)(5)(b) of the Sign Ordinance requires a setback of 26 feet for a freestanding sign of these dimensions. A variance of 17.73 feet to the required setback is therefore, being requested. Ms. Stachowiak stated that the staff recommendation is to approve the requested variance based upon the layout of the property which prevents the applicant from being able to construct a freestanding sign of reasonable dimensions in compliance with the required setbacks without interfering with on-site vehicular circulation. She also stated that the sign will not interfere with visibility at the Lake Lansing/N. Larch Street intersection as there will be 7.2 feet of clearance between the lowest edge of the proposed sign and the ground below and even at its nearest point, the sign will be located more than 15 feet from the actual roadways.

Ms. Stachowiak stated the subject property is the site of a Quality Dairy store, multi-tenant commercial building and recently constructed gasoline station. She said that there have been 3 ground signs on the property, 2 of which have already been removed. The new sign is primarily intended to advertise the gas station/gas prices but also includes space for the other businesses on the site. Ms. Stachowiak said that the applicant's proposal results in reducing the number of ground signs on the property from 3 to 2, as permitted by the Sign Ordinance, thus eliminating a nonconformity. She also said that reducing the number of signs is consistent with the primary intent of the Ordinance which is to improve the appearance of the City's commercial corridors by eliminating visual clutter while allowing enough signage to adequately identify businesses.

Ms. Alling opened the public hearing.

Jesse Martin, 111 W. Mt. Hope Avenue, representing Quality Dairy, spoke in support of the requested variance. He stated that Quality Diary has as made a substantial investment in the property and is currently in the process of renovating the multi-tenant building to attract new businesses.

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

Mr. Leaming stated that he is supportive of the requested variance as it makes sense based upon the layout of the site.

Mr. Leaming made a motion, seconded by Mr. Lowry to approve BZA 4081.23 for a variance of 17.73 feet to the required 26-foot setback to permit a 24.4 foot high, 129.5 square foot ground sign at 2002 N. Larch Street that would have a setback of 8.27 feet at its nearest point from the front property line, in the location shown on the site plan attached to this staff report, based on a finding that the requested variance complies with the applicable criteria listed in Sections 1274.06 (c) and 1274.06 (e) of the Zoning Ordinance.

On a roll call vote, the motion carried (5-0).

V. <u>OLD BUSINESS</u> - None

VI. <u>NEW BUSINESS</u>

A. Excused Absences

Mr. Leaming made a motion, seconded by Mr. Jackson to approve excused absences for Mr. Fryling, Mr. Berryman, Mr. Rice and Ms. Jefferson On a voice vote, the motion carried unanimously (5-0).

VII. <u>APPROVAL OF MINUTES</u>

A. Regular Meeting, September 13, 2023

Mr. Jackson made a motion, seconded by Mr. Iannuzzi to approve the September 14, 2023, meeting minutes, as presented. On a voice vote, the motion carried unanimously (5-0).

VIII. <u>PUBLIC COMMENT</u> - None

IX. <u>ADJOURNMENT</u> AT 6:45 p.m.

Respectfully Submitted,

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Susan Stachowiak, Zoning Administrator