
MINUTES OF REGULAR MEETING
BOARD OF ZONING APPEALS – *Approved 6/13/2024*
Thursday, April 11, 2024, 6:30 P.M.
600 W. Maple Street, Lansing, MI 48906

I. ROLL CALL

The meeting was called to order by Mr. Rice at 6:32 p.m.

Present: M. Rice, E. Jefferson, K. Berryman, M. Jackson & B. Fryling

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

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 Ms. Jefferson, 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-4084.24, 6415 S. Cedar Street, Variances to the allowable number of ground signs and to the size restriction and allowable number of wall signs.

Ms. Stachowiak stated that BZA 4084.24 is a request to permit a second ground sign and 3 additional wall signs on the building at 6415 S. Cedar Street (Tommy’s Car Wash) totaling 212.46 square feet. Section 1442.12 (b) of the Sign Ordinance permits 1 ground sign on the property and Sections 1442.13 (a) & (i) permit 2 wall signs on the building, the combined area of which cannot exceed 100 square feet. There is already 1 ground sign on the site and 2 wall signs on the building that have a combined size of 88.71 square feet. Variances of 1 to the allowable number of ground signs, 3 to the allowable number of wall signs and 112.46 square feet to the size limitation for wall signs, are therefore, being requested.

Ms. Stachowiak stated that the staff recommendation is to deny the variances based on a finding that the requests do not comply with the applicable criteria of Sections 1244.06 (c) and 1244.06 (e) of the Zoning Ordinance, as described in the staff report for this request. She said that there is nothing unique about the subject property that warrants relief from the sign ordinance regulations and that the existing ground sign and wall signs are clearly visible to traffic along S. Cedar Street which provides the only access to the site. Ms. Stachowiak further stated that the proposed signage is excessive and thus, contrary to the intent and purpose of the sign ordinance which is to permit signs

that adequately identify businesses while not creating visual clutter that is distracting to motorists and detrimental to the appearance of the streetscape. She pointed out that the site already has one ground sign that is visible from S. Cedar Street and 2 wall signs, one on the front of the building and one on the south side of the building, all of which are in compliance with the current sign ordinance.

Mr. Rice opened the public hearing.

Seeing no one wishing to speak, Mr. Rice closed the public hearing.

Mr. Rice stated that there is no basis for granting the variances. He said that the existing signage seems to be sufficient to identify the business and additional signs for marketing purposes is not a basis for authorizing variances.

Mr. Fryling and Ms. Jefferson expressed that they agree with Mr. Rice's statements.

Ms. Jefferson made a motion, seconded by Mr. Jackson to deny BZA 4083.24 for variances to permit 2 ground signs on the property and 5 wall signs totaling 212.46 square feet on the building at 6415 S. Cedar Street, on a finding that the requests do not comply with the variance evaluation criteria listed in Sections 1274.06 (c) & (e) of the Zoning Ordinance. On a roll call vote, the motion carried (5-0). The variances were denied.

V. OLD BUSINESS - None

VI. NEW BUSINESS

A. Excused Absences

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

VII. APPROVAL OF MINUTES

A. Regular Meeting, April 11, 2024

Ms. Jefferson made a motion, seconded by Mr. Fryling to approve the April 11, 2024, meeting minutes, as presented. On a voice vote, the motion carried unanimously (5-0).

VIII. PUBLIC COMMENT - None

IX. ADJOURNMENT AT 6:45 p.m.

Respectfully Submitted,