

**CITY OF LAPEER
MINUTES OF A REGULAR
ZONING BOARD OF APPEALS MEETING
NOVEMBER 24, 2014**

A regular meeting of the City of Lapeer Zoning Board of Appeals was held in the Commission Chambers of Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Monday, November 24, 2014 at 7:00 p.m.

Members Present: Chairman Joe Black, Mr. Nate Scramlin, Mr. Paul Parsch and Ms. Linda Ambrose.

Members Absent: Vice Chairman Matt Fennelly and Mr. A. Wayne Bennett.

Also Present: Ms. Linda Jackman, Planning Director, and Mr. Brent Bajdek, Planning Administrator.

Chairman Black called the meeting to order at 7:02 p.m.

MINUTES

It was moved by Mr. Parsch and supported by Ms. Ambrose to approve the minutes of the meeting held on September 22, 2014 as presented. **MOTION CARRIED.**

PUBLIC COMMENTS

There were no public comments at this time.

PUBLIC HEARING SCHEDULED

ZF Lemforder Corp. – 3300 John Conley Dr. – Signage Variances

Ms. Jackman reviewed the request received from ZF Lemforder Corporation for variances to Section 7.17.05 in order to replace an existing ground sign and two directional signs at their facility located at 3300 John Conley Drive. Ms. Jackman reviewed the site location which is zoned I-2 Planned Industrial, the large size and curved shape of the lot, details of the three variances requested, the size and height of the existing and proposed signage, an aerial view of the subject parcel, the location of the access drives on the parcel and design renderings of the proposed signage. Ms. Jackman also reviewed the various conditions and standards required in order to grant the requested signage variances.

Chairman Black opened the public hearing at 7:09 p.m.

Mr. Gary Phillips, representing ZF Lemforder, was present and reviewed the proposed design of the directional signs and stated the facility currently experiences truck congestion problems, that ZF Lemforder is standardizing their signage globally, that the existing signage does not look nice and is outdated, that the new signs are high quality, that new wall signage was recently installed and that ZF Lemforder would like to continue to maintain the property and make the site aesthetically pleasing. Mr. Phillips also stated that ZF Lemforder has been in the community for 15 years, started with 60 employees and now employs 355 people.

Discussion was held regarding the proximity of the directional signs to the intersection of the driveways with John Conley Drive, potential visibility issues and the 10 foot corner clearance requirement to address any potential visibility conflicts.

There being no further comments, the public hearing was closed at 7:14 p.m.

Discussion was held regarding the design of the proposed signage, the large lot size and the topography of the area.

After discussion, it was moved by Mr. Scramlin and supported by Ms. Ambrose to approve the request from ZF Lemforder Corporation for the following variances in order to install a new monument sign and two new directional signs at 3300 John Conley Drive due to the size of the subject parcel and the area topography:

- A 2 ft., 2 in. variance to the sign height requirements of Section 7.17.05 in order to allow installation of a 10 ft., 2 in. monument sign; and
- A 1 ft., 3 in. variance to the sign height requirements and a 17.5 sq. ft. variance to the sign area requirements of Section 7.17.05 in order to allow installation of two 5 ft., 3 in. high, 21.5 sq. ft. directional signs.

MOTION CARRIED.

Listerman – 60 Mill Creek Avenue – Privacy Fence Variance

Ms. Jackman reviewed the request received from Ryan & Jessica Listerman for variances to Section 7.15.03 in order to install a 6 foot tall wood privacy fence to enclose the rear of their property located at 60 Mill Creek Avenue. Ms. Jackman reviewed the site location which is zoned R-2 Single Family Residential and numerous homes in the area with privacy fences on the rear right-of-way lines along Peppermill Road and Saginaw Street. Ms. Jackman stated the subject parcel is defined as a Through Lot as well as a Corner Lot on the Knapp Street frontage and that front yard setbacks are required for Mill Creek and Peppermill frontages. Ms. Jackman reported in the past fence permits were not required at the time the privacy fences were erected on other area parcels, reviewed the variances requested to the allowable fence height and material requirements and reviewed the ordinance standards to be met in order to approve the variance.

Discussion was held regarding other non-conforming fences in the area.

Chairman Black opened the public hearing at 7:21 p.m.

Mr. Ryan Listerman was present and stated he will be using a local contractor to install the brown wood fence which will be built from scratch and will be similar in appearance to the existing fence across Knapp Street.

There being no further comments, the public hearing was closed at 7:23 p.m.

Discussion was held on the proposed fence which will be installed along the Peppermill Road and Knapp Street frontage, the uniqueness of the property being a Through Lot and Corner Lot, traffic speeds in the area, safety for children, street noise and other aesthetical pleasing fences in the area.

After discussion, it was moved by Mr. Parsch and supported by Mr. Scramlin to approve the request from Ryan & Jessica Listerman for the following variances in order to install a 6 ft. tall privacy fence at 60 Mill Creek Avenue due to the hardship that would be placed on the homeowner by disallowing the request:

- A 2.5 ft. variance to the fence height requirements of Section 7.15.03(b)(3)(b); and
- A variance to the front yard ornamental fencing requirements of 7.15.03(b)(3)(b) to allow privacy fencing.

MOTION CARRIED.

OTHER BUSINESS

December Meeting Quorum

Discussion was held regarding the next regular meeting date of December 22nd to consider a received variance request. After discussion it was the consensus of the members that a quorum would be available and to schedule a regular meeting for December 22nd.

ADJOURNMENT

There being no further business, it was the consensus of the board to adjourn the meeting at 7:32 p.m.

Mr. Joe Black
Chairman