

**CITY OF LAPEER  
MINUTES OF A REGULAR  
ZONING BOARD OF APPEALS MEETING  
FEBRUARY 23, 2015**

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, February 23, 2015 at 7:00 p.m.

**Members Present:** Chairman Joe Black, Mr. Nate Scramlin, Mr. Paul Parsch and Mr. A. Wayne Bennett.

**Members Absent:** Vice Chairman Matt Fennelly and Ms. Linda Ambrose.

**Also Present:** Ms. Linda Jackman, Planning Director.

Chairman Black called the meeting to order at 7:01 p.m.

**MINUTES**

It was moved by Mr. Bennett and supported by Mr. Scramlin to approve the minutes of the meeting held on December 22, 2014 as presented. **MOTION CARRIED.**

**PUBLIC COMMENTS**

There were no public comments at this time.

**PUBLIC HEARING SCHEDULED**

**Lapeer Pointe Plaza LLC – 863 S. Main Street – Sign Area Variance**

Ms. Jackman reviewed the request received from Lapeer Pointe Plaza LLC for a variance to the sign area restrictions of Section 7.17.05 in order to install a new monument sign 138 sq. ft. in area per side and 13.5 ft. high at the business center located at 863 S. Main Street (former Kmart plaza). Ms. Jackman reviewed the site location which is zoned B-2 General Business and stated the property has new owners, that the existing pylon sign will be removed and that 3 separate retail spaces will be located in the former Kmart space. Ms. Jackman reported the monument sign is proposed to be located to the center of the property road frontage to allow more visibility for northbound traffic and the applicant feels the variance is warranted due to the volume and speed of traffic and the L-shaped building configuration.

Ms. Jackman stated two new directional signs which meet all zoning requirements are proposed to be located at each drive entrance and reviewed the height and area dimensions of the existing, permitted and proposed signage, the site diagram and design rendering of the proposed signage and other business center and individual business signage in the area. Ms. Jackman reviewed the conditions and standards required to be met in order to grant the variance and stated staff recommends approval based on the large size of the site, the amount of road frontage and configuration of the building.

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

Mr. Mark Drane, of Rogvoy Architects, 32500 Telegraph Rd, Bingham Farms, Michigan, was present and reviewed the location plan for the new signage and stated the new signage is warranted due to the large building area which is odd shaped and blocks the view of northbound traffic and the volume and speed of traffic in the area. Mr. Drane stated the Kmart space will have 3 tenants instead of one and that the owner feels the new signage is modest and tasteful.

Mr. Charlie Laurencelle, of property owner Laurencelle Properties, Inc., was present and stated the location of the existing sign at the corner of the property requires traffic to stop quick to turn into the site, that it is safer to place the signage in the center of the site to give traffic time to stop and turn, that the proposed sign will occupy two parking spaces and be smaller in height with a brick base and landscaping.

Discussion was held regarding the fact the sign will be internally lit with only the business name lettering lighted, the brick base with area for landscaping, the need to advertise the new name of Lapeer Pointe Plaza on the proposed sign and the width of the sign which will not encroach into the drive lane.

Mr. Ken Dick, 1777 A Street, Lapeer and owner of Dairy Queen, was present and inquired how far below the road level the sign base is located.

There being no further comments, the public hearing was closed at 7:29 p.m.

Discussion was held regarding the proposed relocation of the sign to the center of the site, the fact the current sign blocks the Appletree restaurant sign, the multiple tenancy of the plaza, the configuration and size of the parcel, the masonry base of the proposed signage, the topography of the site road frontage and the lighting design of the sign.

After discussion it was moved by Mr. Bennett and supported by Mr. Parsch to approve the request from Lapeer Pointe Plaza, LLC for a 74 sq. ft. variance to the sign area regulations of Section 7.17.05 in order to install a monument sign 138 sq. ft. in area per side and 13.5 feet in height due to the size of the parcel, configuration of the building and topography of the site.

**MOTION CARRIED.**

### **OTHER BUSINESS**

Ms. Jackman informed the board a member has expressed their desire to resign once a replacement can be found and requested the members forward any suggestions they may have to fill the upcoming vacant seat.

### **ADJOURNMENT**

There being no further business, it was moved by Mr. Bennett and supported by Mr. Parsch to adjourn the meeting at 7:37 p.m.

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Mr. Joe Black  
Chairman