

**CITY OF LAPEER
MINUTES OF A REGULAR
ZONING BOARD OF APPEALS MEETING
JULY 27, 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, July 27, 2015 at 7:00 p.m.

Members Present: Chairman Joe Black, Mr. A. Wayne Bennett, Ms. Linda Ambrose, Mr. Nate Scramlin, Mr. Bernard Jocuns and Mr. Paul Parsch.

Members Absent: None.

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

Chairman Black called the meeting to order at 7:00 p.m.

MINUTES

It was moved by Ms. Ambrose and supported by Mr. Bennett to approve the minutes of the meeting held on June 22, 2015 as presented. **MOTION CARRIED.**

PUBLIC COMMENTS

Chairman Black welcomed new member Bernard Jocuns and alternate member Wesley Butterfield to the board.

PUBLIC HEARING SCHEDULED

Lapeer Co. Bank & Trust – 637 S. Main – New Sign Area & Height Variances

Ms. Jackman reviewed the request received from Lapeer County Bank & Trust for variances to the sign area & height limitations of Section 7.17.05 in order to replace the existing non-conforming ground sign with a new sign at 637 S. Main Street. Ms. Jackman reviewed the site location which is zoned B-2 General Business, the requested variances of 2.2 sq. ft. to the maximum allowable area per side and 10 ft. to the maximum allowable height. Ms. Jackman reported the facade and interior of the bank building on the site was recently remodeled and improved, that the existing sign foundation is proposed to be used for the new sign and stated the existing sign met the requirements of the previous zoning ordinance, however, is legal non-conforming under the current ordinance

Ms. Jackman reviewed before and after photos of the remodeled building, street view photos of the existing and proposed sign, aerial photos of the site and diagrams of the corner clearance area at the S. Main/DeMille intersection stating a monument sign may present a clear vision area issue at the corner. Ms. Jackman reported the sign will not encroach into the right-of-way and that overall the proposed sign is being reduced by 6.4 sq. ft. in area and increased by 1.88 ft. in height from the existing sign. Ms. Jackman reviewed the standards and conditions of Section 7.22.04(f) to be met to grant the variance and stated staff has determined the request meets conditions (1) pertaining to the lot configuration/topography and (3) pertaining to increasing the conformance of the sign area.

Discussion was held regarding the sign height limits of 20 feet in the previous ordinance and 8 feet in the existing ordinance.

Chairman Black opened the public hearing at 7:11 p.m.

Mr. Brian Van Peteghem, of Thompson-Phelan Group, Inc., was present representing Lapeer County Bank & Trust (LCB&T) and stated LCB&T has been a longtime member and leader of the Lapeer community and provided an overview of the request including upgrades and improvements to the bank building and site and the time and effort taken to determine the right sign for the site which would add aesthetic value to the corner and make a good impression while maintaining visibility to both northbound and southbound traffic as well as clear vision for traffic at the corner and at the bank ingress/egress drive on S. Main Street. Mr. Van Peteghem stated the building is higher than the proposed sign, that the foundation and main support structure of the existing sign will be utilized, that an electronic message reader will be added, that the area non-conformity of the sign is being reduced and that the topography of the road frontage area causes the sign to appear lower to southbound traffic.

Mr. Wesley Butterfield, 525 Adams Street, stated semi-trucks at the corner make odd turns and need clear vision.

Mr. Bruce Cady, LCB&T President, was present and stated considerable efforts were made over approximately 6 months to come to the current proposal which the bank feels is the best package for the site sign.

Discussion was held regarding the possibility of reducing the reader board area to lower the overall sign height, the fact the existing sign does not include an electronic reader board and the aging condition of the existing sign which was erected in the 1970's.

There being no further comments, the public hearing was closed at 7:25 p.m.

Discussion was held regarding the street view photos which are taken from the pedestrian's perspective from the Walgreen's site, intentions of the new zoning ordinance to reduce sign heights in the City, the fact that once erected signs remain in place for many years, topography of the area road frontage, view for vehicles exiting the bank site onto S. Main Street, changes to other area signs over the last few years and the reduction in allowable sign height from 20 feet in the old zoning ordinance to 8 foot monument signs in the current zoning ordinance.

After discussion, it was moved by Mr. Bennett and supported by Mr. Jocuns to approve the request from Lapeer County Bank & Trust for a 2.2 sq. ft. variance to the sign area maximum and a 10 ft. variance to the sign height maximum of Section 7.17.05 in order to replace the ground sign located at 637 S. Main Street due to the request meeting conditions (1) and (3) of Section 7.22.04(f).

Yeas: Mr. Bennett, Mr. Jocuns, Mr. Parsch and Ms. Ambrose.

Nays: Mr. Scramlin.

Abstain: Mr. Black.

Absent: None.

MOTION CARRIED.

ADJOURNMENT

There being no further business, it was moved by Mr. Bennett and supported by Mr. Jocus to adjourn the meeting at 7:38 p.m. **MOTION CARRIED.**

Mr. Joe Black
Chairman