



**MINUTES
OF
THE REGULAR MEETING OF
SIGN BOARD OF APPEALS
OF
CITY OF ANN ARBOR**

September 14, 2004

The regular meeting of the Housing Board of Appeals was held on Tuesday, September 14, 2004 at 2:00 p.m. in the Fourth Floor Conference Room of City Hall, 100 N. Fifth Avenue, Ann Arbor, Michigan.

I. The meeting was called to order at 2:15 p.m. by Chairman Steve Schweer.

II. Roll Call:

Members Present: (6) S. Schweer, S. Knight, S. Olsen, C. Brummer,
G. Barnett Jr., H. Corey

Members Absent: (0) None

Staff Present: (2) J. Turnbull, L. Bowen

The Board discussed and agreed upon the meeting time going back to **3:00 p.m.** instead of the meeting being held at **2:00 p.m.** The secretary stated she would try and schedule the meetings at **3:00 p.m.** through the outlook system.

III. Approval of minutes

G. Barnett Jr. moved, supported by, C. Brummer to approve the minutes of December 9, 2003. The minutes were approved unanimously.

IV. APPEALS & ACTION - UNFINISHED

None.

V. APPEALS & ACTION - NEW

1. 2004-S-1, 3352 Washtenaw Ave.

A Variance from Chapter 61 of the City Ordinance Code; Section 5:502 (2) (b), to allow relocation of the existing 15 ft. high, 144 sq. ft. pole sign which is setback 30 ft. from the Washtenaw Service Drive right-of-way, to a location at 5 ft. from the Washtenaw Service Drive right-of-way.

Ted Barnes, Eric Barnes, Virginia Krueger, Kevin Short, Roy Farmer, Mark Johnson were present to speak on behalf of this appeal.

Staff Report

A Variance from Chapter 61 of the City Ordinance Code; Section 5:502 (2) (b), to allow relocation of the existing 15 ft. high, 144 sq. ft. pole sign which is setback 30 ft. from the Washtenaw Service Drive right-of-way, to a location at 5 ft. from the Washtenaw Service Drive right-of-way.

History

File records of this property reveal no pertinent data. There is no approved permit for any commercial signage on the clock tower to date.

Discussion

T. Barnes explained request.

E. Barnes explained request.

V. Krueger explained request, and passed pictures for the Board to review.

H. Corey stated the purposes of signs are for the customers to be able to see where the establishment is located.

S. Olsen arrived at the meeting at 2:22 p.m.

S. Knight arrived at the meeting at 2:40 p.m.

After lengthy discussion;

H. Corey moved, supported by, S. Olsen to table this request pending information to clarify hardship.

The vote to table the variance was as follows:

**Ayes: (6) S. Schweer, S. Knight, S. Olsen, C. Brummer,
G. Barnett Jr., H. Corey**

Nays: (0) None.

Absent: (0) None.

Motion carried. Variance tabled as stated.

2. 2004-S-2, 2601 S. State St.

A variance from Chapter 61 of the City Ordinance Code; Section 5:502 (1), to allow an additional 29.9 sq. ft. of signage to the 200 sq. ft. allowed, to identify the dealership Service area

Jerry Lax, Howard Cooper and Kevin Short were present to speak on behalf of this appeal.

Staff Report

A variance from Chapter 61 of the City Ordinance Code; Section 5:502 (1), to allow an additional 29.9 sq. ft. of signage to the 200 sq. ft. allowed, to identify the dealership Service area

Staff

Staff is opposed to this request based on the fact that Chapter 61 would allow construction of sufficient Code compliant signage to identify the dealership including the service area.

History

File records of this property reveal no pertinent data. There is no approved permit for any commercial signage at this new location.

Discussion

J. Lax explained request.

J. Turnbull read code to the Board.

J. Lax stated this is a unique situation.

After further discussion;

G. Barnett, Jr. moved, supported by, S. Olsen to grant a variance from Chapter 61 of the City Ordinance Code; Section 5:502 (1), to allow an additional 29.9 sq. ft. of signage to the 200 sq. ft. allowed, to identify the dealership Service area.

The vote to grant the variance was as follows:

Ayes: (6) S. Schweer, S. Knight, S. Olsen, C. Brummer, G. Barnett Jr., H. Corey

Nays: (0) None.

Absent: (0) None.

Motion carried. Variance granted as stated.

VI. UNFINISHED BUSINESS

None.

VII. NEW BUSINESS

None.

VIII. REPORTS & COMMUNICATIONS

Allstate Billiards – Roy Farmer and Mark Johnson (Cornell Sign) were present to discuss the situation with the sign in the plaza on Washtenaw.

IX. AUDIENCE PARTICIPATION - GENERAL

None.

X. ADJOURNMENT

There being no further business to come before the Board, C. Brummer moved that the meeting be adjourned. Chairman Steve Schweer adjourned the meeting at 3:32 p.m.

Respectfully submitted,
Lynn Bowen
Lynn Bowen Secretary
Sign Board of Appeals

Steve Schweer, Chairman

Dated 9-14-04 SBA Minutes