

**CHARTER TOWNSHIP OF CANTON
ZONING BOARD OF APPEALS
February 13th, 2020**

A meeting of the Zoning Board of Appeals of the Charter Township of Canton was held Thursday, February 13th, 2020 at the Township Administration Building located at 1150 S. Canton Center Road, Canton Township, Michigan 48188.

Chairman James Cisek called the meeting to order at 7:00pm and led the Pledge of Allegiance to the Flag.

ROLL CALL:

Members Present: James Cisek, Greg Greco, John Badeen, and Greg Demopoulos

Members Absent: Vicki Welty and Craig Engel

Staff Present: Jeff Goulet

ACCEPTANCE OF AGENDA FOR FEBRUARY 13TH, 2020

Motion by Greg Greco, supported by Greg Demopoulos to accept the agenda as presented.

Ayes: All

APPROVAL OF MINUTES FOR THE DECEMBER 12TH 2019 MEETING

Motion by Greg Greco, supported by Greg Demopoulos to accept the minutes as presented.

Ayes: All

Chairman Cisek explained the procedure of the Zoning Board of Appeals to the audience.

PUBLIC HEARING

1. Applicant: Suso 3 Canton LP/Slate, Brittney Finch, Project Representative for Parcel ID 71-053-99-0012-008 (42001 – 42089) Ford Road, located on the south side of Ford Road between Lilley and Haggerty Roads, Zoning C-3. Appealing Article 6A.22 4(b)3 for a variance to allow a second multi-tenant sign. (Planning).

Ms. Brittney Finch, Project Representative, explained the need for the variance to allow an additional multi-tenant sign. The U-shaped configuration of the shopping center limits visibility to the smaller storefronts, resulting in multiple tenants leaving the center due to poor exposure. The new signage is intended to be a way-finding mechanism for the storefronts which are set back from the road.

Jeff Goulet stated he recommends approval of the request for a variance based on the practical difficulties that limit visibility due to the configuration of the buildings to the street.

Motion by Greg Demopoulos, supported by Greg Greco to open the Public Hearing. Ayes: All

No one from the audience wished to address the Board on this issue.

Motion by Greg Demopoulos, supported by Greg Greco to close the Public Hearing. Ayes: All

Motion by Greg Demopoulos to re-approve the requested variance from Section 6A.22.4.B to allow a second sign on the Canton Aldi Shopping Center property due to the configuration and setbacks of the buildings which limit visibility from Ford Road, subject to: relocation of the existing sign, submission of a new master sign plan application to Planning Services relative to final placement and landscaping modifications, and modification of all tenant sign panels to meet the minimum legibility standards of the sign regulations, and requiring a minimum 10 foot setback from the front property line. Motion supported by Greg Greco. Ayes: All

ELECTION OF OFFICERS

Jeff Goulet suggested to table the election of officers until the next meeting when all board members could be present.

Motion by Greg Demopoulos, supported by Greg Greco to table the election of officers until which time all board members are present. Ayes: All

Motion by Greg Demopoulos, supported by Greg Greco to adjourn. Ayes: All

Meeting adjourned at 7:24pm

Melanie Sherwood
Recording Secretary