

**CITY OF LAPEER
MINUTES OF A REGULAR
ZONING BOARD OF APPEALS MEETING
JANUARY 27, 2020**

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, January 27, 2020 at 7:00 p.m.

Members Present: Chairman Bernard Jocuns, Vice Chairman Jeff Hogan, Ms. Bailey RaCosta and Mr. Eric Cattane.

Members Absent: Mr. Joe Black and Mr. Paul Parsch.

Also Present: Ms. Caitlyn Habben, Rowe Professional Services Company Planning Consultant.

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

MINUTES

It was moved by Mr. Hogan and supported by Ms. RaCosta to approve the minutes of the meeting held on November 25, 2019.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING SCHEDULED

Lawrence / Aver Sign Co – 910 S. Main St. – Canopy Signage Variance

Ms. Habben reviewed the request from Aver Sign Company representing Patrick Lawrence of Wadhams Development Corp. LLC, owner of the Speedy Q gas station at 910 S. Main Street, for a variance to the canopy signage lettering height restrictions of Section 7.17.05, Table 7.17.3. Ms Habben reviewed the site location, aerial photos of the subject site and surrounding area and photos of the existing and proposed canopy signage design. Ms. Habben stated a 20¾ inch variance is requested and reviewed the standards and conditions required in order to grant the variance, the applicant's response to each standard and staff findings in support and opposition of the variance request to each standard.

Chairman Jocuns opened the public hearing at 7:13 p.m.

There being no public comments the hearing was closed.

Discussion was held regarding the existing signage on the site and the new backlit signage to be installed on all 4 sides of the canopy.

Ms. Jennifer Glover of Aver Sign Company was present and stated the proposed signage is the smallest for the brand available without requesting a special order to update the color scheme.

Discussion was held regarding the uses surrounding the subject site, surrounding signage and the current non-conforming status of the existing signage.

After discussion, it was moved by Mr. Cattane and supported by Mr. Hogan to approve the request from Patrick Lawrence and Aver Sign Company for a 20¾ inch variance for the canopy lettering size located at 910 S. Main Street due to the request meeting Standard 2 in Section 7.22.04(f) and meeting Standards 1-5 from Section 7.22.04(g).

Yeas: Mr. Cattane, Mr. Hogan, Mr. Jocuns and Ms. RaCosta.

Nays: None.

Absent: Mr. Black and Mr. Parsch.

Abstain: None

MOTION CARRIED.

BOARD MEMBER COMMENTS

There were no board member comments.

TRAINING REPORT

Ms. Habben reported a board member training session is planned for the February 24th ZBA meeting and that Planning Commission members will also be invited to attend.

ADJOURNMENT

There being no further business, it was moved by Mr. Cattane and supported by Mr. Hogan to adjourn the meeting at 7:29 p.m. **MEETING ADJOURNED.**

Mr. Paul Parsch
Secretary