

**CITY OF LAPEER  
MINUTES OF A REGULAR  
ZONING BOARD OF APPEALS MEETING  
MARCH 28, 2022**

A regular meeting of the City of Lapeer Zoning Board of Appeals was held at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Monday, March 28, 2022 at 6:30 p.m.

**Members Present:** Chairman Jeff Hogan, Vice Chairperson Catherine Bostick-Tullis, Eric Cattane, Dan Farrington, Paul Parsch and Lynne McCarthy.

**Members Absent:** None.

**Also Present:** Corey Christensen, Rowe Professional Services Company Planning Consultant, and Kimberly Hodge, Recording Secretary.

Chairman Hogan called the meeting to order at 6:30 p.m.

**MINUTES**

**038 2022 3-28 MINUTES**

Moved by Bostick-Tullius. Seconded by Cattane.

To approve the minutes of the joint meeting held on February 21, 2022 and the regular ZBA meeting held on February 28, 2022 as presented.

**Yeas: Hogan, Bostick-Tullius, Cattane, Farrington, Parsch and McCarthy.**

**Nays: None.**

**Absent: None.**

**MOTION CARRIED.**

**PUBLIC COMMENTS**

There were no public comments at this time.

**PUBLIC HEARING SCHEDULED**

**Murphy USA – 579 E. Genesee St. – Gas Station Canopy Signage Lettering Height**

Planning Consultant Christensen reviewed the request from James Coyle of Greenberg Farrow representing Murphy USA for a 23 inch variance to the 9 inch maximum canopy sign letter height for their facility located at 579 E. Genesee Street which is planned for a demolition and site redevelopment project. Christensen reviewed various facts related to the request including the B-3 Regional Business zoning classification, photos of existing canopy signage which includes non-conforming lettering height, surrounding uses, access points, setbacks and the corner lot configuration. Christensen also reviewed the design of the proposed price cabinet lettering, the conceptual redevelopment plan for the site, standards required in order to grant the variance request and staff findings in support and opposition as related to each required standard.

Discussion was held on the location of the proposed canopy in relation to the existing canopy, site drainage, the 9 inch letter height limitation, the fact any height variance approved would apply to all lettering on the canopy not strictly the price cabinets and similar variances granted to other gas stations.

Chairman Hogan opened the public hearing at 6:50 p.m.

Jim Coyle of Greenberg Farrow, 21 S. Evergreen Ave., Suite 200 Arlington Heights, IL was present and reviewed existing landscaping and drainage on the site, the goal to limit the amount of increased impervious surface area and stated the current price cabinet lettering appears to be approximately 32 inches. Mr. Coyle further stated the variance is requested for customer visibility due to the fact a pylon/pole sign is not permitted, that no wall signage is proposed on the building and that the lot size and entrance locations will be maintained.

Additional discussion was held on the conceptual plan for the redeveloped site, the proposed monument sign along E. Genesee Street, visibility of the gas price signage for eastbound and westbound traffic, the location of the existing Walmart sign and that the variance will apply to all canopy lettering.

There being no further comments, the public hearing was closed at 7:17 p.m.

**039 2022 3-28 Murphy USA – 579 E. Genesee – Canopy Signage Height**

Moved by Farrington. Seconded by Cattane.

To approve request from James P Coyle, P.E. of Greenberg Farrow, for the relief (variance) of 23-inches from the 9-inch maximum letter height on Awning and Canopy signs for Murphy USA located at 579 E. Genesee Street from Section 7-17.05 Table 7-17.3 because it meets Standard 1 in Section 7-22.04(f) and all of the standards in Section 7-22.04(g).

**ON A ROLL CALL VOTE:**

**Yeas: McCarthy, Hogan, Farrington and Cattane.**

**Nays: Parsch and Bostick-Tullius.**

**Absent: None.**

**MOTION CARRIED.**

It was requested by Chairman Hogan that the Planning Commission consider amending the 9 inch canopy signage letter height maximum during the Zoning Ordinance update process currently underway.

**TRAINING REPORT**

The board was reminded of the training opportunity being provided by the Rowe Spring CES presentation on April 19<sup>th</sup> at the Rowe Flint office.

**ADJOURNMENT**

There being no further business, it was moved by Cattane to adjourn the meeting at 7:32 p.m. **MEETING ADJOURNED.**

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Eric Cattane, Secretary

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Kimberly Hodge, Recording Secretary