

**FRENCHTOWN CHARTER TOWNSHIP
ZONING BOARD OF APPEALS MEETING MINUTES
WEDNESDAY May 8, 2024**

Meeting was called to order at 7:00 pm

ROLL CALL: Greg Ernst
Fred Calkins
Mark Adrian

ABSENT: RJ Hoppert (excused)
Rick Kull (excused)
Matt Rimel (absent)

SIG 
APPROVED

Also Present:

Gary Dahl, Building Official, Frenchtown
John and Shelly Lieto, Applicant for ID#839-015-00
Garry Patts II, Professional Permits, Representative for ID#079-021-01
Wayne Wilsey, Signage installer for Mister Car Wash ID#079-021-01

1 Citizen present

ITEM NO. PLEDGE OF ALLEGIANCE

Meeting was called to order and the pledge of Allegiance was said by all those present.

ITEM NO. 2 AGENDA APPROVAL

MOTION

Moved by: Mark Adrian Supported by: Fred Calkins

A Motion was made to approve the Agenda as presented.

MUC

ITEM NO. 3 MINUTES: MARCH 13, 2024

MOTION

Moved by: Mark Adrian Supported by: Fred Calkins

A Motion was made to approve the minutes of March 13, 2024 as presented.

MUC

ITEM NO. 4 John Lieto regarding Parcel ID# 839-015-00, located at 1578 Dazarow Dr., Monroe MI 48162. The applicant requests a variance from the requirements of Township Zoning Ordinance Article 3 Table 3.01.D: Table of Regulations for

Principal Structures in a R-1-B Residential zoning district for the required setbacks for home for the side yard.

Mark Adrian read aloud the Legal Notice for the Public Hearing.

MOTION

Moved by: Fred Calkins Supported by: Mark Adrian

A Motion was made to place the legal notice published April 22, 2024, on file, the affidavit of mailing to which 18 mailings went out, the application along with documents submitted by the applicant, John Lieto.

Applicant, John Lieto, gave his presentation for the requested variance.

MOTION

Moved by: Mark Adrian Supported by: Fred Calkins

A Motion was made to open the Public Hearing at 7:05 p.m.

MUC

John Lieto, the applicant, spoke.

No Further Comments.

MOTION

Moved by: Fred Calkins Supported by: Mark Adrian

A Motion was made to close the Public Hearing at 7:10 p.m.

MUC

Board members discussed.

MOTION

Moved by: Fred Calkins Supported by: Mark Adrian

A Motion was made to approve the variance from the requirements of Township Zoning Ordinance Article 3: Schedule of Dimensional Regulations, Section 3.01 D Table of Regulations for Principal Structures in R-1-B Residential Zoning District for the required side yard setback for a home. The requested does meet the requirements for a variance under Section 7.02G.

Roll Call Vote: Mark Adrian- Y, Fred Calkins-Y, Greg Ernst-Y

3-0
MUC

ITEM NO. 5 Professional Permits representing Mister Car Wash, Parcel ID# 079-021-01, located at 1910 N Telegraph Rd., Monroe MI 48162. The applicant requests several variances from Township Zoning Ordinance Article 5, Section 5.08 Signage. They are asking for variances to accommodate Brand standards for signage.

Fred Calkins read aloud the Legal Notice for the Public Hearing.

MOTION

Moved by: Fred Calkins Supported by: Mark Adrian

A Motion was made to place the legal notice published April 22, 2024, on file, the affidavit of mailing to which 17 mailings went out, the application along with documents submitted by the applicant, Mister Car Wash.

Applicant, for Mister Car Wash gave their presentation for the requested variances.

MOTION

Moved by: Fred Calkins Supported by: Mark Adrian

A Motion was made to open the Public Hearing at 7:47 p.m.

MUC

No comments from the Public

MOTION

Moved by: Fred Calkins Supported by: Mark Adrian

A Motion was made to close the Public Hearing at 7:50 p.m.

MUC

Board members discussed.

MOTION

Moved by: Fred Calkins

Supported by: Mark Adrian

A Motion was made to approve the variance from the requirements of Township Zoning Ordinance Article 5 Section 5.08 Signage to accommodate brand standards for Signage as the requests do meet requirements of the Township Zoning, Section 7, Art. 7.02 (G) for the following:

Permit requested PS240015- Direction signs and Lighting- Variance approved as presented for Section 5;08(J) (4A and B) sq. footage and height.

Permit requested PS240016 and PS240017- North and South Elevation-Section 5:08(D) 15 variances granted for Lumiflex lighting as presented only. Size of sign reduced by applicant to meet code standards; no size variance granted.

Permit requested PS240018 East Elevation and PS240021 West Elevation - Variance granted for Section 5:08(J)1(D) for 58 sq. ft. Mister sign and 40 sq. ft Sparkle sign only (No lettering) Variance granted for Section 5:08(D)15 Lumiflex lighting as submitted.

PS240019 Front Road Sign - Section 5:08(D) 12 request withdrawn by Applicant as monument sign of allowed size and height to be constructed. Variance granted for Lumiflex trim lighting as presented.

PS240020 Lane Channel Canopy G Variance granted for Section 5:08 (J) 1 (H) as signage serves as directional sign. Variance granted for section 5:08(D) 15 for Lumiflex trim as submitted.

Roll Call Vote: Mark Adrian- Y, Fred Calkins-Y, Greg Ernst-Y

3-0
MUC

ITEM NO. 6 OLD BUSINESS

No old business to discuss.

ITEM NO. 7 NEW BUSINESS

No new business to discuss.

ITEM NO. 8 BOARD COMMENTS

No Board Comments.

ITEM NO. 9 ADJOURNMENT

MOTION

Moved by: Greg Ernst

Supported by: Fred Calkins

A Motion was made to adjourn the meeting at 8:42 p.m.

MUC

Gary Dahl
Frenchtown Charter Township