

---

**PITTSFIELD TOWNSHIP ZONING BOARD OF APPEALS MINUTES**

---

**Members Present:** Gerald Krone, Scott Fisher, Chris Wall, Jan Haupt

**Members Absent:** Ann Harris

**Others Present:** Mark Crider, Thom Phillips, Mary Lohr, Doug Bushong, Allied Signs, Dave Hirt, Joe Vig, Nader Wehr, Laura Kreps -Township Planning Consultant, Sonia Castleman - Recording Clerk.

**1.0 Call Meeting to Order/Determination of a Quorum**

Chairperson Fisher called the meeting to order at 6:32 p.m. A quorum was present.

**2.0 Approval of Agenda**

**Motion Member Wall, supported by Member Krone, to move Item 7.1 to follow 5.1 to move Item 7.2 to follow Item 5.2, and approve the agenda as recommended.**

**MOTION CARRIED**

**3.0 Communications and Announcements**

None

**4.0 Items from the Floor**

None

**5.0 Public Hearings**

**5.1 ZBA 22-09 3160 Lohr Road  
Submitted for Sign Variance  
3160 Lohr Road, Article 15, Section 15.07, Zoned Form Based Mixed Use  
(FB)**

Laura Kreps, Township Planning Consultant presented ZBA 22-09 3160 Lohr Road – Sign Variance. The applicant is requesting a variance to allow an additional 60 square feet of wall signage along the north (front) façade for a total of 375 square feet signage along the north (front) building façade. The existing “Kohl’s” sign will remain which contains approximately 315 square feet of signage area. The proposed “Sephora” sign will add an additional (approximate) 60 square feet of signage.

Wall signage allowed in the Form-Based districts is capped at a total of 100 square feet. The existing wall signage already significantly exceeds this requirement as it was existing prior to the Form-Based District formation in 2014.

Question asked by board member:

- Member Wall asked were there requirements prior to the Form-Based District formation. Laura Kreps's response was the information is unknown and no previous variance approvals were found.

In addition to the presentation made by Laura Kreps - Township Planning Consultant the applicant Bob on behalf of Allied Signs representing Kohls presented the following:

- Requesting the additional 60 square footage for the Sephora sign to meet Kohls sizing criteria used for marketing.
- Location setback from roadway limits the visibility with a smaller designed sign.
- Kohls would prefer not to change the existing Kohls sign due to cost restraints and maintenance. The existing Kohls sign does not meet the current sign ordinance requirements.

Public Response from resident Dave Hirt:

- Concern whether the new propose sign would increase the lighting in the area.
- Concern whether the request variance effected the height or would be placed above the building.

**Motion by Member Wall, supported by Member Krone, to close the Public Hearing ZBA 22-09 3160 Lohr Road – Sign Variance**

**MOTION CARRIED**

#### **7.1 ZBA 22-09 3160 Lohr Road – Sign Variance**

The board members discussion was as follows:

- Members Wall and Krone would agree if the Kohl sign was reduced and the Sephora sign was added to comply with the current ordinance.
- Planning Consultant Laura Kreps expressed that in the past requests were granted when signs were reduced in size and quantity to adhere with existing signage area (no net increase).

- Chairperson Fisher confirmed the Sephora sign will not be placed above the building and the letters will aluminate but add no additional lighting to the area.
- Member Haupt inclined to agree with the variance request due to the visual distance from the road where the Sephora sign would be placed and the expense involved to reduce the existing Kohls sign.
- Chairperson Fisher partially agreed with the variance request due to the distance the Sephora sign would be placed from the road. He was not in agreement with the increase sign area but agreed with having the signs reduced to adhere with no net area increase.

**Chairperson Fisher read the findings for ZBA 22-09 3160 Lohr Road – Sign Variance Article 15, Section 15.07 to allow an additional 60 square feet of wall signage along the north (front) façade for a total of 375 square feet of signage along the north (front) building façade.**

- 1. That strict compliance with the restrictions governing area, setbacks, frontage, height, bulk, or density would unreasonably prevent the owner from using the property for a permitted purpose, or would render the conformity with such regulations unnecessarily burdensome.*

Member Wall disagrees with the finding.  
Member Haupt disagrees with the finding.  
Member Krone disagrees with the finding.  
Member Fisher disagrees with the finding.

- 2. That the granting of a variance would do substantial justice to the applicant as well as to the other property owners in the district, or whether a lesser relaxation than that applied for would give substantial relief to the owner of the property and be more consistent with justice to other property owners.*

Member Haupt agrees with the finding.  
Member Wall disagrees with the finding.  
Member Krone disagrees with the finding.  
Member Fisher agrees with the finding.

3. *That the plight of the applicant is due to the unique circumstance of the property and not to general conditions in the area.*

Member Haupt disagrees with the finding.  
Member Wall disagrees with the finding.  
Member Krone disagrees with the finding.  
Member Fisher disagrees with the finding.

4. *That the plight or problem is not self-created.*

Member Haupt disagrees with the finding.  
Member Wall disagrees with the finding.  
Member Krone disagrees with the finding.  
Member Fisher disagrees with the finding.

5. *That no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts, shall be considered grounds for the issuance of the variance.*

Member Haupt agrees with the finding.  
Member Wall agrees with the finding.  
Member Krone agrees with the finding.  
Member Fisher agrees with the finding.

6. *That the variance observes the spirit of the Ordinance, secures public safety, and does substantial justice.*

Member Haupt disagrees with the finding.  
Member Wall disagrees with the finding.  
Member Krone disagrees with the finding.  
Member Fisher disagrees with the finding.

**Motion by Member Wall, supported by Member Krone, to postpone petition ZBA 22-09 3160 Lohr – Sign Variance until the next ZBA meeting to allow the applicant to provide additional information for consideration.**

**ROLL CALL**

**YES:           HAUPT, WALL, KRONE, FISHER**  
**NO:            NONE**  
**ABSENT:     HARRIS**  
**ABSTAIN:    NONE**

**MOTION CARRIED – POSTPONE UNTIL NEXT ZBA MEETING**

**5.2 ZBA 22-10 4881 Runway Blvd.  
Submitted for Variance - Impervious Surface Ratio/Building Height  
Article 4, Section 4.16 C, Zoned Business District (BD)**

Laura Kreps, Township Planning Consultant presented ZBA 22-10 4881 Runway Blvd.- Impervious Surface Ratio/Building Height. The applicant is requesting to allow the following variances:

- An increase to the maximum allowable impervious surface ratio of 60% to 61%.
- An increase to the maximum allowable building height of 45 feet to 53 feet.

The applicant has submitted a preliminary site plan for Planning Commission consideration to construct a 32,000+ square foot building addition connecting the two (2) existing structures on-site. The existing buildings are currently used for office and maintenance space. The proposed addition will expand the footprint while maintaining the current uses. The site is zoned BD, Business District and currently maintains the two (2) structures and associated site improvements on two (2) separate properties. Combination of the parcels will be required as part of site plan approval.

Utilizing the existing location and connecting the existing structures on-site with the proposed building addition will require additional impervious surface over the maximum 60% allowed 61%. The additional building height (8 additional feet – 53 feet total) is needed due to operations within the building that require a 35-foot minimum clearance under the indoor proposed crane hook. The applicant notes the need for the improvements, which necessitate the impervious surface and building height variances, are due to an increase customer orders, need for a higher clearance for an interior crane, and consolidation of facilities from Novi, Michigan. The use is existing at this site, and the proposed improvements will not change the use of the site or the general nature of the area.

In addition to the presentation made by Laura Kreps, Township Planning Consultant the applicant, Mark Crider on behalf of Atwell representing Gudel, LLC presented the following pertaining to impervious surface:

- The main goal is to centralize the Novi site with the Pittsfield site since the lease for the Novi site is ending.
- The estimated combine total of employees should be 97 with growth forth coming.
- The imperious surface area will be used for vehicles and trucks parking places.
- Pervious pavement has been proposed along the eastern portion of the property to reduce the impervious surface calculation.

Thom Phillips on behalf of Hobbs and Black representing Gudel LLC presented the following pertaining to building height:

- Requesting the height variance to allow the operation of a crane which is 35-foot under the hook (minimal). The crane beam spans 100 feet in width of the building, has deep structure and roll on wheels 230 feet along the entire length of the rail.
- Once the two building have been combined there will be a 5” difference in the finish flooring. Keeping the dimensions consistent between building 2 (western building) and the center building, then building a ramp for access into building 1.
- The rear southside will have two overhead doors with some windows.

**Motion by Member Wall, supported by Member Krone, to close the Public Hearing ZBA 22-10 4881 Runway Boulevard – Impervious Surface Ratio / Building Height.**

#### **MOTION CARRIED**

**7.2 ZBA 22-10 4881 Runway Boulevard  
Submitted for Variance – Impervious Surface Ratio / Building Height  
Article 4, Section 4.16.C Zoned BD, Business District**

The board members discussion was as follows:

Member Haupt wanted verification the property adjacent to 4881 Runway Blvd. could not be develop in the future. Laura Kreps – Planning Consultant explained the property is developable, however, there are extensive woodlands and wetlands on-site that make this a challenging site.

**Chairperson Fisher read the findings for ZBA 11-10 4881 Runway Blvd. - Variance Impervious Surface Ratio, Article 4, Section 4.16 C, to allow an increase to the maximum allowable impervious surface ratio of 60% to 61%.**

- 1. That strict compliance with the restrictions governing area, setbacks, frontage, height, bulk, or density would unreasonably prevent the owner from using the property for a permitted purpose, or would render the conformity with such regulations unnecessarily burdensome.*

Member Haupt agrees with the finding.  
Member Wall agrees with the finding.  
Member Krone agrees with the finding.  
Member Fisher agrees with the finding.

2. *That the granting of a variance would do substantial justice to the applicant as well as to the other property owners in the district, or whether a lesser relaxation than that applied for would give substantial relief to the owner of the property and be more consistent with justice to other property owners.*

Member Haupt disagrees with the finding.  
Member Wall agrees with the finding.  
Member Krone agrees with the finding.  
Member Fisher agrees with the finding.

3. *That the plight of the applicant is due to the unique circumstance of the property and not to general conditions in the area.*

Member Haupt agrees with the finding.  
Member Wall agrees with the finding.  
Member Krone agrees with the finding.  
Member Fisher agrees with the finding.

4. *That the plight or problem is not self-created.*

Member Haupt disagrees with the finding.  
Member Wall agrees with the finding.  
Member Krone agrees with the finding.  
Member Fisher agrees with the finding.

5. *That no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts, shall be considered grounds for the issuance of the variance.*

Member Haupt agrees with the finding.  
Member Wall agrees with the finding.  
Member Krone agrees with the finding.  
Member Fisher agrees with the finding.

6. *That the variance observes the spirit of the Ordinance, secures public safety, and does substantial justice.*

Member Haupt agrees with the finding.  
Member Wall agrees with the finding.  
Member Krone agrees with the finding.  
Member Fisher agrees with the finding.

**Motion by Member Wall, supported by Member Krone, to approve petition ZBA 22-10 4881 Runway Boulevard – Impervious Surface Ratio, Article 4, Section 4.16.C to allow an increase to maximum allowable impervious surface ratio of 60% to 61% referencing the attached impervious concept.**

**ROLL CALL**

**YES: WALL, KRONE, FISHER, HAUPT**  
**NO: NONE**  
**ABSENT: HARRIS**  
**ABSTAIN: NONE**

**MOTION CARRIED, VARIANCE GRANTED**

**Chairperson Fisher read the findings for ZBA 11-10 4881 Runway Boulevard - Variance Building Height, Article 4, Section 4.16 C, to allow an increase to the maximum allowable building height of 45 feet to 53 feet.**

- 1. That strict compliance with the restrictions governing area, setbacks, frontage, height, bulk, or density would unreasonably prevent the owner from using the property for a permitted purpose, or would render the conformity with such regulations unnecessarily burdensome.*

Member Haupt agrees with the finding.  
Member Wall agrees with the finding.  
Member Krone agrees with the finding.  
Member Fisher agrees with the finding.

- 2. That the granting of a variance would do substantial justice to the applicant as well as to the other property owners in the district, or whether a lesser relaxation than that applied for would give substantial relief to the owner of the property and be more consistent with justice to other property owners.*

Member Haupt agrees with the finding.  
Member Wall agrees with the finding.  
Member Krone agrees with the finding.  
Member Fisher agrees with the finding.



3. *That the plight of the applicant is due to the unique circumstance of the property and not to general conditions in the area.*

Member Haupt disagrees with the finding.  
Member Wall agrees with the finding.  
Member Krone disagrees with the finding.  
Member Fisher agrees with the finding.

4. *That the plight or problem is not self-created.*

Member Haupt disagrees with the finding.  
Member Wall agrees with the finding.  
Member Krone agrees with the finding.  
Member Fisher agrees with the finding.

5. *That no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts, shall be considered grounds for the issuance of the variance.*

Member Haupt agrees with the finding.  
Member Wall agrees with the finding.  
Member Krone agrees with the finding.  
Member Fisher agrees with the finding.

6. *That the variance observes the spirit of the Ordinance, secures public safety, and does substantial justice.*

Member Haupt agrees with the finding.  
Member Wall agrees with the finding.  
Member Krone agrees with the finding.  
Member Fisher agrees with the finding.

**Motion by Member Wall, supported by Member Krone, to approve petition ZBA 22-10 4881 Runway Boulevard –Building Height, Article 4, Section 4.16.C to allow an increase to maximum allowable building height of 45 feet to 53 feet.**

#### **ROLL CALL**

**YES: WALL, KRONE, FISHER, HAUPT**  
**NO: NONE**  
**ABSENT: HARRIS**  
**ABSTAIN: NONE**

**MOTION CARRIED, VARIANCES GRANTED**

**6.0 Old Business**

None

**8.0 Zoning Administrator's Report**

Approval of the 2023 Meeting Schedule.

Two (2) Zoning Board of Appeals Applications have been submitted for the December 19<sup>th</sup> meeting.

**9.0 Member's Report**

None

**10.0 Secretary's Report**

Member Wall reviewed previous minutes from August 22, 2022 and returned to Pittsfield Township.

**11.0 Chairperson's Report**

None

**12.0 Approval of Prior Minutes**

**12.1 Minutes of July 25, 2022**

**Motion by Member Krone, supported by Member Wall,  
to approve the Minutes of August 22, 2022.**

**MOTION CARRIED**

**13.0 Adjournment**

Chairperson Fisher adjourned the meeting at 7:50 p.m.



s/ Chris Wall, Secretary

11/28/22  
Date