

**CHARTER TOWNSHIP OF COMMERCE**  
**\*\*SPECIAL\*\* ZONING BOARD OF APPEALS MEETING**

*Thursday, June 16, 2016*

2009 Township Drive

Commerce Township, Michigan 48390

**CALL TO ORDER:** Rusty Rosman, Chairperson called the meeting to order at 5:30pm.

**ROLL CALL:** Present: Rusty Rosman, Chairperson  
Clarence Mills  
Rick Sovel  
Bill McKeever  
Robert Mistele, Alternate ZBA Member  
Also Present: Dave Campbell, Planning Director  
Absent: Jorge Pacheco, Secretary (excused)

Chairperson Rosman introduced the Members of the Board to those present, as well as Dave Campbell. She reviewed the requirements for receiving either a dimensional variance and/or sign exception from the Zoning Board of Appeals, including the fact that all standards are to be met by the applicant. She assured the applicants present that the sites of the proposed variances have been visited by the members of the Zoning Board. She also explained that if a petitioner's variance request is granted, they will receive their letter of approval by mail. It is imperative that the letter be presented when applying for a building permit. A variance is valid for 365 days from the date of the approval letter. If the variance is used, it runs with the land; however, if it is not used, it expires.

**APPROVAL OF MEETING MINUTES**

None.

**UPDATE OF ACTIVITIES**

None.

**PUBLIC DISCUSSION OF MATTERS NOT ON THE AGENDA**

None.

**ITEM I: PA16-0005 – ANTHONY MUNAFO – SEDONA STONE – PUBLIC HEARING**

Anthony Munafo owner of Sedona Stone of Commerce MI is requesting an exception from Article 30 of the Commerce Township Zoning Ordinance to construct a monument sign that will encroach into the required front yard setback located at 4165 Martin Road. Sidwell No.: 17-13-400-063

**Chairperson Rosman opened the public hearing.**

The petitioner, Anthony Munafo, CEO and President, Owner and Operator of Sedona Stone, 4165 Martin Parkway, Commerce Township, was present to address the request. He explained that need for the special meeting was that placement of the sign was holding up pouring of the handicap sidewalks and construction of the drive. He reviewed his letter which was included in the packet. He explained the hardship; the building is set back 79.5' and if the sign were set back 75', it would be halfway inside the

building. He reviewed the site layout and the sample rendering on the overhead. He added that there's also a septic field in front of the building, along with a gas line that they are trying to work around as they determine proper placement for the monument sign. He reviewed the materials to be used which would be complementary to the building. The sign is granite with cedar posts to match the cedar casing around the posts that support the overhang along the front of the building. He also reviewed the Exceptions Standards for Signs in detail with the Board members and presented his reasoning to support the request.

**There were -3- returns and -0- letters.**

**Chairperson Rosman closed the public hearing as there were no additional comments.**

**Commission Comments:**

McKeever - It should be a condition of any motion that if there is any utility work done in the right-of-way, the sign will need to be moved at the owner's expense.

Sovel - When was the building built?

Anthony Munafo - In the early 1970s.

Sovel - At no point did the Planning Commission ask you to hook up to the sewer system?

Anthony Munafo - No. We just acquired the building. The septic was inspected.

Sovel - I'm fine with the sign.

Mills - I have no problems with the request. From the drive, it was highly visible from both directions on the road.

Mistele - Same thing, I don't think it blocks anyone's vision where it's positioned. I think it's in a good spot.

Anthony Munafo - There was one diseased tree there that was hanging over the road. We removed that and it's helped with sign visibility also.

Rosman inquired about a wall sign. Anthony Munafo explained that they have plans to include a wall sign on the west side, the front along Martin Parkway, on the face of the block building. McKeever asked if it would be where the previous sign was for Motor City Steel. Anthony replied yes. Rosman suggested that they consider putting it along the north side of the building to avoid redundancy. Discussion continued regarding permitted signage, Dave Campbell clarified the ratio of 1:1 for wall signage (square footage per lineal foot of building frontage along Martin Road), and potential locations were further addressed. Anthony Munafo explained that the sign would not repeat "Sedona Stone" from the monument sign. It would actually have the website, "1495granite.com". Anthony also explained that he was considering future neighbors who may not want signage on the north side. Chairperson Rosman concluded the

discussion by stating that she was simply suggesting the north side for wall signage, and that was not the topic of discussion on the agenda.

**MOTION** by Mills, supported by Sovel, that the Zoning Board of Appeals approves, **with conditions**, Item PA16-0005, the request by Anthony Munafo owner of Sedona Stone of Commerce MI for an exception from Article 30 of the Commerce Township Zoning Ordinance to construct a monument sign that will encroach into the required front yard setback located at 4165 Martin Road. Sidwell No.: 17-13-400-063

Based upon the presentation and comments, the Board believes the applicant - Anthony Munafo of Sedona Stone - has satisfied the standards of Section 30.09 of the Commerce Township Zoning Ordinance for granting an exception to the required front yard setback for a freestanding sign along Martin Road, and therefore the request is approved for an exception of 25.0 feet relative to the front setback requirement of Section 30.03.F of the Zoning Ordinance.

The ZBA has considered all of the standards while reviewing the requested exception from the applicable sign exception standards of Article 30 and has found compliance with items 1-7, with #3 being non-applicable. Further and specifically, there are no obstructions created by the sign, visibility is conforming to the regulations, there is no negative impact upon the neighborhood, the situation is not self-created as the building was built in the early 1970s, and the petitioner is dealing with a septic field and a gas line in determining placement.

**Approval is conditional upon the following:**

1. All other signage on the site must comply with the current Zoning Ordinance;
2. If the road is widened, or if utility work is performed within the right-of-way, the sign will need to be removed and/or relocated at the owner's expense.

**AYES: Mills, Sovel, McKeever, Rosman, Mistele**

**NAYES: None**

**ABSENT: Pacheco**

**MOTION CARRIED UNANIMOUSLY**

Anthony Munafo inquired about the setback, work in the right-of-way, widening of the road, the centerline, and how that may impact his sign in the future. He was concerned whether or not he could put the sign back in the same location in accordance with the variance. Dave Campbell replied most likely yes, unless they put in a 6-lane road there. Chairperson Rosman explained that the variance runs with the land and she added that, at the time the variance was received, there were no additional lanes present.

**OTHER MATTERS TO COME BEFORE THE BOARD**

None.

**PLANNING DIRECTOR'S REPORT**

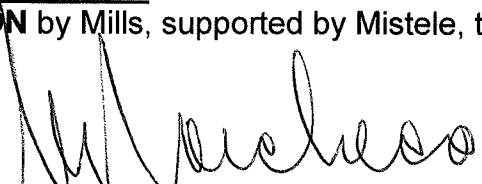
None.

**NEXT REGULAR MEETING DATE: THURSDAY, JULY 28, 2016**

**ADJOURNMENT**

**MOTION** by Mills, supported by Mistele, to adjourn the meeting at 5:50pm.

**MOTION CARRIED UNANIMOUSLY**



\_\_\_\_\_

**Jorge Pacheco, Secretary**