



**32325 Franklin Road, Franklin, Michigan 48025**

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**ZONING BOARD OF APPEALS**  
Thursday, June 17, 2010 at 7:30 P.M.  
At the Franklin Village Hall  
32325 Franklin Road, Franklin, MI  
**AGENDA**

- I. Meeting Called to Order
- II. Roll Call
- III. Adoption of Agenda
- IV. Unfinished Business

- A. Case #10-02  
Appellant: Signs By Tomorrow  
Property: 32440 Franklin Road  
Parcel ID: TF 24 06 276 001  
Zoning: C-1

Description of Proposed Request:

The business owner (Mitch Wolfe) requests to replace the sign in front of the business, as the firm name has changed. The Franklin Village Sign Ordinance being section 1474, deems that signs must be of a stated size and location, subject to the following:

- 1. Franklin Village Ordinance 1474.20 (c)(2) states in part that "...The total area of a ground sign, including supporting posts, when considering both sides, shall not exceed forty eight (48) square feet. No single surface area of a sign shall exceed twenty-four (24) square feet. No single dimension (height or width) shall exceed six (6) feet." Therefore, a variance for a sign of 195 inches by 48 inches or sixty five (65) square feet with both sides totaling 130 square feet which requires a variance of 82 square feet and a variance of 41 square feet per side, for which a variance is requested.
- 2. Franklin Village Ordinance 1474.20 (c)(5) states in part that "...Ground signs shall not exceed six (6) feet above average ground level of land upon which they are located." The sign as measured on August 20, 2008 was 85 inches tall. Therefore, a variance for a sign of 85 inches tall when the allowable height including the frame is 72 inches or 6 feet, requires a variance of the ordinance by 13 inches, for which a variance is requested.

- B. Case #10-03  
Appellant: Craig Kallen  
Property: 26565 Scenic Hwy  
Parcel ID: TF24 06 401 001  
Zoning: R-M

Description of Proposed Request:

Renewal of 6 month permit for the six (6) foot, chain link, safety, construction fence.

- 1. Franklin Village ordinance section 1268.28 (a) (7) A, B and C requires that A. "fences in Residential Districts shall not exceed four feet in height ..."; B. "no fence shall be permitted to extend closer to the front

- of the lot than the front setback line or any portion of the principal structure ...”; C. “... such fences shall taper from four feet in height at the building line to two feet in height at the front lot line...”. A variance is requested for a fence that is greater than four (4) feet in height, placed in the front portion of the lot in front of the house.
2. Franklin Village ordinance section 1244.07 (b) (7) requires that “the Board of Zoning Appeals shall permit temporary buildings, uses and sign for periods not to exceed six months”. A permit for a temporary construction site fence is requested.
  3. Franklin Village ordinance section 1268.28 (a) (2) C. requires that “...Chain link and wire mesh fencing materials is specifically prohibited as the primary component in fence construction in the Village. Construction of chain link and wire mesh fences shall only be permitted for use after approval by the Board of Zoning Appeals if the Board finds the use of wood, stone, brick or wrought iron fencing is not practical for the particular application.” Approval for a chain link construction site fence is requested.

V. **Approval of Minutes: April 15, 2010**

VI. **Adjournment**

William Dinnan, Building Official  
Zoning Board of Appeals Facilitator

Posted: May 28, 2010

**POSTED IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETINGS ACT)**

The Village of Franklin will provide necessary, reasonable auxiliary aids and services to individuals with disabilities requiring such services. All requests must be made to the Village Clerk as least five (5) business days before a meeting. Individuals with disabilities requiring auxiliary aids or services should contact the Village of Franklin in writing at 32325 Franklin Road, Franklin, MI 48025 or by calling the Clerk’s Office at 248-626-9666.