

**VILLAGE OF FRANKLIN  
SIGN BOARD OF APPEALS  
ZONING BOARD OF APPEALS  
Thursday, August 18, 2011 at 7:30 P.M.  
At the Franklin Village Hall  
32325 Franklin Road, Franklin, MI**

Before the meeting Eileen Pulker, Village Clerk, swore in Sam Dabich and Harold Stein for another term of three (3) years. Dean Moenck had been sworn in previously for the same three (3) year term.

**I. MEETING CALLED TO ORDER**

The Regular Meeting of the Sign Board of Appeals/Zoning Board of Appeals was called to order by Randy Brakeman, Vice Chairman, at the Franklin Village Hall, Franklin, Michigan at 7:30 p.m.

**II. ROLL CALL**

Present: Bill Couger, Sam Dabich, Harold Stein, Randy Brakeman, George Haddad, Dean Moenck  
Absent: J. Hailey (excused)  
Also Present: Eileen Pulker, Village Clerk; Bill Dinnan, Building Official

Brakeman explained the normal procedures for the Zoning/Sign Board of Appeals.

**III. ADOPTION OF AGENDA**

**Motion by Moenck, supported by Stein to approve the Agenda as presented and published.**

**Ayes: Couger, Dabich, Stein, Brakeman, Haddad, Moenck**

**Nays: None**

**Absent: Hailey**

**Motion carried.**

**IV. NEW BUSINESS**

**A. Case: #11-07  
Appellant: Joe Lampertius, La Spezia Flavor Market  
Property: 32802 Franklin Road  
Parcel ID: 24 16 226 039  
Zoning: C-1**

**Description of Proposed Request:**

The Applicant is requesting that the Sign Board of Appeals allow three (3) awning signs, subject to the following:

1. Franklin Village Ordinance Section 1474.20 (d) (1) states that one awning sign shall be permitted per street frontage on each parcel. The request for three (3) awning signs requires that two (2) of the signs be appealed and approved by the Sign Board of Appeals.

Building Official Bill Dinnan presented the case to the Sign Board of Appeals. The Applicant is requesting variances of the Sign Ordinance. Even though the building is behind another structure and up on a hill, the signs would be facing the street and are still signs by definition in the Ordinance. Therefore, two of the three signs would require sign variances to have the wording put on the awnings. The awnings and signs have been approved by Historic District Commission (HDC) as submitted (refer to 7/13/11 HDC minutes included in the packet) with the condition that the Sign Board of Appeals grant the variances. Dinnan referred the Board to the standards in Section 1474.08 (a), (b), (c), (d), and (e) Appeal to Sign Board of Appeals on pages 53-54 when considering approval or denial of this request.

Brakeman asked whether the total square footage of the awnings is in compliance, to which Dinnan answered affirmatively but this issue is before the Commission because there are three (3) separate awning signs, not just one (1) to consider.

Joe Lampertius, owner of the La Spezia, emphasized that the HDC has given its approval of the awnings with the condition that the Sign Board of Appeals granted the variances. He gave brief facts about the design, color, height of the lettering, installation, placement, and fabric of the awnings.

Stein had a concern that if the awnings protruded too far out from the building they would be ripped off by tall delivery trucks. Lampertius assured him that the steps protrude out more (2 ½ ft.) than the awnings (16 inches) which would protect the awnings from that type of mishap.

Discussion ensued regarding the five (5) inch lettering that the owners will be using. Dinnan reminded the Commissioners that there are different criteria (1474.20, page 56) for the different nonresidential district signs: (a) residential, (b) wall signs, (c) ground signs, and (d) awning signs. He clarified that an awning sign does not have a limitation on overall square footage but rather on letter size and it has to be on the vertical face of the awning.

Lampertius discussed why it was decided to have the aesthetically balanced 3 shorter awnings as opposed to a single longer awning. It was noted that a practical difficulty would be that the building is located a distance away from Franklin Rd., relative to other store fronts, thus making the sign difficult to see from the roadway. Dinnan added that a La Spezia sign is part of the multi-tenant sign in the front of another building on Franklin Road and by the Ordinances the store will be allowed to have a chalk board sign. In addition, HDC has approved a sign for the actual store name mounted on the large front window.

Lampertius is hoping to open the store in about 2 weeks, right before the opening of the Cider Mill and the annual Village Round Up on September 5, 2011.

The Sign Board of Appeals made the Findings of Facts with respect to the request for variances to allow three (3) awning signs:

1. There is a lack of visibility of the business because it is a distance from the main street.
2. There is only one (1) sign in front of another building, not their building.
3. The nature of the building lends itself to have a broken up awning pattern as opposed to one (1) continuous one which doesn't fit aesthetically.
4. Building is in the Historic District and the HDC has conditionally approved the awnings.
5. The size of the lettering is within the allowable size of eight (8) inches.
6. The building being at the curve of Franklin Road requires drivers to pay attention to the road and not the buildings.
7. The awnings are architectural features and not practical features for shade or protection from the elements.

**Motion by Dabich, seconded by Stein, that the Board Members consider the proposed Findings of Facts, and if you believe a decision regarding these variances request should be made using the above Findings of Fact indicate this by saying "aye" and if you do not believe that the proposed Findings of Fact are appropriate for making a decision you should vote "nay".**

**Ayes: Moenck, Haddad, Brakeman, Stein, Dabich, Couger**  
**Nays: None**  
**Absent: Hailey**  
**Motion carried.**

**Motion by Stein, seconded by Couger, that each member of the Sign Board of Appeals/Zoning Board of Appeals, using the Findings of Fact, consider the facts, and if he believes the facts warrant approval of the applicant's request for the three (3) awning signs he should vote "aye" and if he does not believe the facts the support the variances vote "nay".**

**Ayes: Moenck, Haddad, Brakeman, Stein, Dabich, Couger**

**Nays: None**

**Absent: Hailey**

**Motion Carried.**

**V. APPROVAL OF MINUTES: June 16, 2011**

**Motion by Moenck, seconded by Couger, to approve the minutes of June 16, 2011, as provided.**

**Ayes: Moenck, Haddad, Brakeman, Stein, Dabich, Couger**

**Nays: None**

**Absent: Hailey**

**Motion carried.**

**VI. ADJOURNMENT**

**Motion by Haddad, seconded by Moenck to adjourn the meeting at 8:10 P.M.**

**Ayes: Moenck, Haddad, Brakeman, Stein, Dabich, Couger**

**Nays: None**

**Absent: Hailey**

**Motion carried.**

Submitted,

\_\_\_\_\_  
Gail Beke

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Eileen H. Pulker, Clerk