

**CITY OF SOUTH LYON
ZONING BOARD OF APPEALS
September15, 2011**

Commissioner Morelli called the meeting to order at 7:02 p.m.

PRESENT: Commissioners Ron Morelli, Bill Rodman, T.J. Connolly, James Herman, Keith Bradley and new board member Frank Fogarty. Also present, Building Official Andy Gerecke.

Phil Weipert – Chairman - Absent

APPROVAL OF MINUTES:

ZBA 09-15-11 APPROVAL OF MINUTES – August 18, 2011

Motion by Rodman, supported by Herman

To approve the minutes of August 18, 2011 with no changes.

VOTE:

MOTION CARRIED UNANIMOUSLY

OLD BUSINESS

None

ZBA 09-15-11 APPROVAL OF AGENDA

Motion by Morelli, supported by Connolly

VOTE:

MOTION CARRIED UNANIMOUSLY

NEW BUSINESS

Clark's Crossing Homeowners Association - Common Area on Princeton Drive

Commissioner Morelli – Come up to speak and the microphone is not on. State your name and address for the record.

Mr. Davis – My name is Jim Davis and I am President of the Association and I am at 553 Clark's Ct. off of Princeton Drive.

Commissioner Morelli – Tell us what you want to do.

Mr. Davis – We are looking at constructing a neighborhood sign. It is a unique situation that our neighborhood was built between two (2) existing neighborhoods. As far as I understand, the current board rules say that we are suppose to have a sign at the main entrance to the neighborhood. There is an existing sign there for the existing neighborhood so we are trying to construct something that gives us a little differentiation.

Commissioner Morelli – You do have your name just above that.

Mr. Davis – Yes. We have that small addition. We would like to add one (1) sign in the common area that we have here. I have pictures and a map of that particular area specifically. I can show them to you. (Mr. Davis approached the board member with the pictures and map).

Commissioner Morelli – Is your association paying for it?

Mr. Davis – Yes.

Commissioner Morelli – So you don't necessarily need approval from everybody there?

Mr. Davis – No. We did actually take a vote and we only have one (1) opposed in the neighborhood out of 32 homes.

Commissioner Morelli – So, you are not necessarily assessing the homeowners it is coming out of the dues.

Mr. Davis – That is correct, yes.

Commissioner Morelli – You need to prove a practical difficulty and quite frankly, you have. Is there anyone here that has any comments or issues?

Commissioner Herman – Where exactly is the sign going? (Board reviews map of location).

Commissioner Morelli – As it is drawn.

Mr. Davis – This is coming in from Princeton Drive. There is a retention pond and the grass area.

Commissioner Herman – It is offset from the pond.

Mr. Davis – We will be a little further back from that pond. We have the initial documents we got from the professional service landscapers.

Commissioner Morelli – It is going to hold true to the drawing you have given us?

Mr. Davis – Yes. That is pretty much right on. Very low profile and it will be masonry Brick.

Commissioner Rodman – Including the sign?

Mr. Davis – Yes, including the sign.

Commissioner Rodman – Is it going to be electrified?

Mr. Davis – No, it is not.

ZBA 09-15-11– Clark’s Crossing Homeowner Assoc. – Common Area Princeton Dr.

Motion by Connolly, supported by Bradley

Motion to approve the variance per Section 102-85 (a) for Clark’s Crossing.

Commissioner Rodman – Does the inspector have any issues with it?

Inspector Gerecke – No. We talked a little bit already about what the board requires.

Commissioner Morelli – Anymore discussion?

VOTE:

MOTION CARRIED UNANIMOUSLY

Commissioner Morelli – You are all set. The next step is with the building inspector.

Commissioner Morelli – Anything else coming?

STAFF REPORTS:

Inspector Gerecke – Nothing as far as I know.

ZBA 09-15-11 – ADJOURNMENT

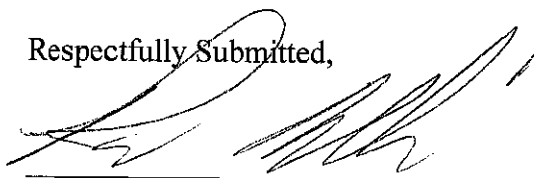
Motion by Bradley, supported by Rodman

To adjourn the meeting at 7:09 p.m.

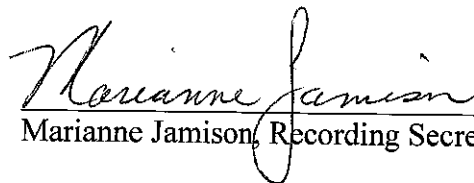
VOTE:

MOTION CARRIED UNANIMOUSLY

Respectfully Submitted,



Ron Morelli, Commissioner



Marianne Jamison, Recording Secretary