

Memo

FROM THE DESK OF THE ZONING ADMINISTRATOR

To: ZBA

Date: 2/26/2010

Re: March 3 meeting notes

Riverwood has provided the requested drawing of the sign. The exact location has not been submitted. We can deal with the location with our aerial photography. I would not be comfortable with an approval that does not specify location.

Riverwook is under the same rules as the Mt Pleasant Country Club and similarly situated in a Residential Zoning District. The real problem as I see it, is that the ordinance does not contemplate this use, golf courses, in the R zones as it relates to signage. This use is permitted by Special Use –

H. Country Clubs and Golf Courses, Provided:

- 1. They are located within AG, R-1, R-2A, R-2B, and R-3 Districts.**

Sign regs for these zones:

Residential-

Chart 11.10a SIGNAGE ALLOTMENT - RESIDENTIAL

PERMANENT SIGNAGE PERMIT REQUIRED	MAX. AREA PER SIGN (SQ. FT.)	MAX. HEIGHT (LINEAR FT.)	MAXIMUM PROJECTION (INCHES)	MIN. HEIGHT (LINEAR FT.)
ATTACHED WALL	2	↑	3	N/R
PROJECTED WALL				
PROJECTED				
AWNING/CANOPY				
MARQUEE				
SUSPENDED				
SUBDIVISION / APARTMENTS / CONDOMINIUM I.D.	12	6	3	N/R
FREESTANDING ELEVATED	* 2	4	3	N/R
FREESTANDING GROUND	* 2	4	3	Ground

Agricultural Signs

CHART 11.8a - SIGNAGE ALLOTMENT - AGRICULTURE DISTRICT OVER TEN (10) ACRES

PERMANENT SIGNAGE PERMIT REQUIRED	MAX. AREA PER (SQ. FT.)	MAX. HEIGHT (LINEAR FT.)	MAX. PROJECTION (INCHES)	MIN. HEIGHT (LINEAR FT.)
ATTACHED WALL	8	↑	3	N/R
PROJECTED WALL				
AWNING/CANOPY				
MARQUEE				
SUSPENDED	4	↑		8
SUBDIVISION / APARTMENTS / CONDOMINIUM I.D.	12	6	3	N/R
FREESTANDING ELEVATED	* 12	6	3	N/R
FREESTANDING GROUND	* 12	6	3	Ground

Riverwood was originally Zoned AG and under that would be allowed 12 SF, not much, but their existing zone R1 only allows for 2 SF. So clearly, 2 SF is not adequate for the Special Use the ordinance also contemplates. This is reason enough to grant the variance, as the ordinance is overly restrictive as written. I also believe this is time to suggest to the Planning Commission a review of the sign ordinance to remove problems that keep applicants returning to the ZBA for sign variances.

CHARTER TOWNSHIP OF UNION
Zoning Board of Appeals
Regular Meeting Agenda

Date: March 3, 2010

Time: 7:00 p.m.

Place: Union Township Hall

Call to Order

Pledge of Allegiance

Roll Call

Minutes of February 3, 2010

Correspondence

Approval of Agenda

Public Comment: restricted to three (3) minutes regarding issues on this agenda

UNFINISHED BUSINESS

- 1.) VRS 1429 – Betty J. Figg Rev Trust 1313 E. Broomfield Rd., Sign Variance to Allow for an 80 SF sign, 16 Feet High. A Variance of 68 SF and 10 Feet High from Section 11.8 in an AG Zone Over 10 Acres.**

Other Business

Extended Public Comment

Adjournment

CHARTER TOWNSHIP OF UNION
Zoning Board of Appeals
Special Meeting

A regular meeting of the Charter Township of Union Zoning Board of Appeals was held on February 3, 2010 at 7:00 p.m.

Meeting was called to order at 7:00 p.m.

Roll Call

Kaufmann, Partie, Spencer-Noggle, Strachan, Veldhuis and Warner were present.

Others Present

Woody Woodruff

Approval of Minutes

December 2, 2009 – special meeting

Veldhuis moved Warner supported to approve the December 2, 2009 regular meeting minutes as presented. **Ayes: all. Motion carried.**

Correspondence

- Letter from Mid Michigan Community College in favor of the variance request from the Saginaw Chippewa Indian Tribe for 5665 E. Pickard

Approval of Agenda

Veldhuis moved Kaufmann supported to approve the agenda as presented. **Ayes: all. Motion carried.**

Public Comment

- Marvin Davis addressed the Board

NEW BUSINESS

VRB 1462 – Saginaw Chippewa Indian Tribe 5665 E. Pickard. Request for a 33' Height Variance in a B-7 Zone to Allow for 68'

Lisa Darnell of Migizi Development introduced Andy Andre of Wilcox Professional Service who presented the site plan and explained that the height variance is needed for the water park section of the project.

Public Hearing

Opened at 7:31 p.m.

Marvin Davis addressed the Board with his objections to the project

Closed at 7:35 p.m.

ZBA

Veldhuis moved Strachan supported to approve VRB 1462 – Saginaw Chippewa Indian Tribe 5665 E. Pickard. Variance for a 33' height variance in a B-7 zone to allow for 68', because it is a specialized use and fits with the current criteria of the township ordinance. **Ayes: all. Motion carried.**

Other Business

- **Veldhuis** inquired about Riverwood's sign variance request
- **Kaufmann** suggested that the Planning Commission consider changing the Building Height Ordinance, which was created in 1991

Extended Public Comment

- Marvin Davis addressed the Board
- Molly Pittsley addressed the Board

Adjournment

Warner moved **Spencer-Noggle** supported to adjourn the meeting at 7:45 p.m. **Ayes: all.**
Motion carried.

APPROVED BY:

Tim Warner, Secretary

(Recorded by Kathy Blizzard)

7'



8'-6"



3'-6"

3"



4'

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