

**CHARTER TOWNSHIP OF UNION**  
**Zoning Board of Appeals**  
**Regular Meeting**

A regular meeting of the Charter Township of Union Zoning Board of Appeals was held on September 3, 2014 at the Township Hall.

**Meeting was called to order at 7:06 p.m.**

**Roll Call**

**Present:** Darin, Newland , McCracken, Hauck

**Excused:** Warner, Henley

**Others Present**

Woody Woodruff

**Approval of Minutes**

**Hauk** moved and **Darin** supported the approval of the June 4, and July 2, 2014 meeting minutes. **Ayes: All. Motion carried.**

**Correspondence** - None

**Approval of Agenda**

**McCracken** moved and **Hauck** supported the approval of the agenda as presented.

**Ayes: All. Motion carried.**

**Public Comment** - None

**EXISTING BUSINESS**

- 1. VRS – 1767: Sign Variance – Requested by Union Square Apartments LLC, a variance of 52.64 SF (square feet) and 10’-11” tall from the requirements for signs to allow for a 64.64 SF sign 16’-11” tall in an R3 zone, and to allow for an illuminated sign (LED) in an R zone.**

**Location: 4171 E Bluegrass Road**

Mr. Rick McGuirk of United Apartments, 4175 E. Bluegrass reviewed his request for variance, including visibility and safety. Mr. Tom Baker of Onekama, MI reviewed the sign size and illumination programming capabilities.

Commissioner Newland opened the floor for public comment on the topic.

**Public Comment** - None

Mr. Woodruff read the public notification into the minutes, and explained that the request would require a majority of the full board to pass.

Further discussion was held by the Board, including suggestion by McCracken to vote separately on the variance issues: size and illumination.

**McCracken** moved and **Darin** supported the approval of the variance for the sign height and total square footage as presented. Justification being that the location is a small pocket in a predominantly commercial corridor, and conforms to the use, character of the area. **Ayes: All. Motion carried.**

**Darin** moved and **Hauck** supported the approval of the variance for an illuminated sign with the following stipulations:

1. The sign must be programmable
2. Adhere to the programming requirements of the new sign ordinance currently being drafted
3. Brightness level, motion restrictions and static display requirements must be met

**Ayes: All. Motion carried.**

Mr. Woodruff stated that there is a 21 day appeal period before the decision becomes final.

**Other Business** – None

**Extended Public Comment** - None

Commissioner Newland adjourned the meeting at 7:47.

**APPROVED BY:**

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**Mary Henley - Secretary**

*(Recorded by Angela Schofield)*