

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

A regular meeting of the Charter Township of Union Board of Trustees was held on June 3, 2015 at 7:00 p.m. at Union Township Hall.

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

**Roll Call**

Present: Jankens, Newland, Hauck, and Warner

Excused: Darin, McCracken

Absent: Primeau

**Others Present**

Peter Gallinat, Jennifer Loveberry, Margie Henry

**Approval of Minutes**

**Newland** moved and **Hauck** supported the approval of the March 4, 2015 minutes. Ayes: all. Motion carried.

**Correspondence** - None

**Approval of Agenda**

**Newland** moved **Hauck** supported to approve the agenda as presented. Ayes: all. Motion carried.

**Public Comment: Restricted to (3) minutes regarding issues not on this Agenda**

None

**Existing Business**

- A. VAR 2015-02: Request by Real Pick LLC, location: 2064 Betty Lane: a variance to construct a 6' vinyl fence instead of the cinder block fence as required per the township zoning ordinance.

Peter Gallinat, Union Township Planning/Zoning Administrator read the public hearing notice regarding this variance.

Mike Walters from Richmar Realty explained why the variance was being requested, the board held a discussion regarding the variance.

Chair Warner opened the floor to public comment –

Carol Davidson, 2066 Betty Lane, requesting that they construct a concrete fence

Marilyn Palmer, 2075 Betty Lane, requesting that they construct a concrete fence

Mike Walters, explained why the business desired to put up a vinyl fence

After the public comment the board held another discussion. Chair Warner stated that there would be a 21 day appeal period before the decision is final.

**Newland** moved **Jankens** supported to deny VAR 2015-02 as request by Real Pick LLC. Vote: Ayes: All. Motion carried.

- B. VAR 2015-03: Request by Sid and Linda Benaske, Location: 2721 E. Millbrook Rd.: a variance of 16' on Minimum Lot with in an AG zone.

Peter Gallinat, Union Township Planning/Zoning Administrator read the public hearing notice regarding this variance.

Discussion was held by the board, there were no concerns from the public regarding this variance. Chair Warner stated that there would be a 21 day appeal period before the approval is final.

**Newland** moved **Hauck** supported to approve VAR 2015-02 as presented. Vote: **Ayes: All. Motion carried.**

- C. VAR 2015-04: Request by Richard Figg, Location: 1982 E. Remus Rd.: a variance for an Electric Billboard Message Center Sign in a B5 zone.

Peter Gallinat, Union Township Planning/Zoning Administrator read the public hearing notice regarding this variance.

Richard Figg explained why he was requesting the variance, Tom Baker, LED sign broker, explained the LED portion of Mr. Figg's request. Marty Figg was also in the audience.

Chair Warner opened the floor to public comment:

Leeland Hall – concerned with LED lighting, not in favor of billboard

After the public comment the board held a discussion. As stated in the Township's ordinance, Mr. Figg is allowed to have a message sign in the B5 zone. Chair Warner stated that there would be a 21 day appeal period before the decision is final.

**Jankens** moved **Newland** supported to deny VAR 2015-04 as request by Richard Figg. Vote: **Ayes: All. Motion carried.**

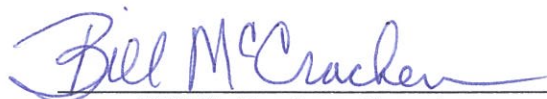
**EXTENDED PUBLIC COMMENT**

None

**ADJOURNMENT**

**Newland** motioned **Hauck** supported to adjourn the meeting. Chair Warner adjourned the meeting at 8:07 p.m.

**APPROVED BY:**



**Bill McCracken –Secretary**

*(Recorded by Jennifer Loveberry)*