

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 June 6, 2011.

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

Roll Call

Lyon, Kaufman, Warner, Newland, Henley present. Strachen absent

Others Present

Woody Woodruff

Approval of Minutes

Newland moved, **Wagner** supported to approve as presented the February 7, 2011 – regular meeting minutes. **Ayes: All. Motion carried.**

Correspondence

A reminder there will be a special Zoning Board of Appeals meeting scheduled June 18, 2012 at 7pm.

Approval of Agenda

There was a request by applicant Richard Figg to move his variance to be first. Tim Bebee conceded.

Newland moved **Lyon** supported to approve the amended agenda. **Ayes: All. Motion carried.**

Public Comment

No comments were offered

NEW BUSINESS

1.) VSB 1567 – A variance to allow for an illuminated sign/Electronic Message Center in a Residential (R-1) Zone****

There was a request by Richard Figg to allow for an illuminated sign/Electronic Message Center to be put up on his business property, Riverwood Recreation Center.

Tom Baker from Sign Brokers, LLC explained what the sign will look like, passed out a diagram of the projected sign, and how it would be programmable.

Public Comment

Robert Whitehead of 1442 E Broomfield expressed concern of the illumination, size and location of the sign.

David Whitehead of 1402 E Broomfield expressed concern of the height and time the sign would be on.

Newland recommended granting approval for the variance to be approved with the limitations of the top oval on the sign to have back masking, thus making it dark at night, and the sign cannot be illuminated after midnight. **Henley** supported the approval. **Ayes: All. Motion carried.**

2.) VSB – 1567 – a front yard variance of 33 feet to allow for a 17 foot front yard.****

Tim Bebee of Central Michigan Survey and Development representing Heikenhout recommended a front yard setback reduction of 17 feet, leaving a front yard of 33 feet to accommodate a relocation of a relocated building at the property.

Public Comment

No Public comment was offered.

Newland moved to grant the approval for the variance. **Lyon** supported the approval. **Ayes: All.**
Motion carried.

Extended Public Comment

No extended public comment offered.

New Business

No new business offered.

Adjournment

The Chair adjourned the meeting at 8:27 p.m.

APPROVED BY:

Mary Henley, Secretary

(Recorded by Kathy Lee)