

CHARTER TOWNSHIP OF UNION
Zoning Board of Appeals
Regular Meeting

A regular meeting of the Charter Township of Zoning Board of Appeals was held on February 1, 2017 at 7:00 p.m. at Union Township Hall.

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

Roll Call

Present: Paul Gross, Jake Hunter, Bryan Mielke, Tim Warner, Andy Theisen (alt.), & Taylor Sheahan-Stahl (alt.)

Late: Mike Darin (7:10 p.m.)

Alternate, Andy Theisen, called to the table for the first ten minutes of the meeting in the absence of Mike Darin.

Others Present

Peter Gallinat and Jennifer Loveberry

Approval of Minutes

Hunter moved Gross supported the approval of the January 4, 2016 minutes as presented. Vote: Ayes: 5 Nays 0. Motion carried.

Correspondence / Board Reports

Planning Commission: Mielke updated the Board on the Master Plan

Approval of Agenda

Gross moved Mielke supported to approve the agenda as presented. Vote: Ayes: 5 Nays 0. Motion carried.

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

Open – 7:03 p.m.

No comments.

New Business

A. Public Hearing Variance: 2017-01: Pat McGuirk

Public Notice was read by Township Planner, Gallinat

Open 7:04 p.m. – No comments.

Township Planner stated that he had received two phone calls requesting information regarding the variance, no names given.

A1. Variance 2017-01: Pat McGuirk: Consider Request

Location: 1314 S. Mission Rd.

Gallinat gave a brief history of the property. The reason the applicant is requesting the variance is to change from one non-conforming use to a new non-conforming use of the same basic character and intensity involving structural alterations.

Representing the applicant, Randy Golden (ReMax) and Mark Carrier (Pat McGuirk), presented their request for the variance.

Discussion was held by the Board. **Mielke** moved **Gross** supported to approve Variance 2017-01: Pat McGuirk as this request is not expanding the non-conforming use. **Vote: Ayes: 5 Nays 0. Motion carried.**

Chair Warner stated that there would be a 21 day appeal period before the decision is final. Peter Gallinat read sections 5.4f and 5.11 of the zoning ordinance.

B. Public Hearing Variance 2017-02: Mid Michigan Health Development (MMHD)

Public Notice was read by Township Planner, Gallinat

Open 7:28 p.m. – No comments.

B1. Variance 2017-02: Mid Michigan Health Development (MMHD): Consider Request

Location: 4851 E. Pickard Rd.

Gallinat gave a brief reason for the request for the variance stating the proposed number and size of the signs do not conform with section 11 of the Zoning Ordinance.

Representing the applicant, Julie Couturier (Valley City Sign) presented reasoning for the variance being sought, requesting additional wall signage. As well as, additional height and square feet for free standing signs.

Discussion was held by the Board. **Mielke** moved **Hunter** supported Variance 2017-02: Mid Michigan Health Department by granting additional wall signage to the Building for directional signs as they are essential to the facilities services. To deny the additional height variance on both free standing signs. Lastly, to approve a 25 % allotment for the Emergency lettering for both ground and elevated signs that can only be used for Emergency, not to be included in the allowed 100 sq ft. for signage. **Vote: Ayes: 5 Nays 0. Motion carried.**

Chair Warner stated that there would be a 21 day appeal period before the decision is final. Peter Gallinat read sections 5.4f and 5.11 of the zoning ordinance.

EXTENDED PUBLIC COMMENT

Open 8:23 p.m.

No comments.

ADJOURNMENT

Chair Warner adjourned the meeting at 8:23 p.m.

APPROVED BY:



Mike Darin – Secretary

(Recorded by Jennifer Loveberry)