

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 December 6, 2017 at 7:00 p.m. at Union Township Hall.

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

Roll Call

Present: Mike Darin, Jake Hunter Bryan Mielke, Andy Theisen, and Tim Warner

Excused: Paul Gross

Others Present

Peter Gallinat, Jennifer Loveberry, Alternate – Sheahan-Stahl

In the absence of Paul Gross, Chair Warner called Alternate Andy Theisen to the table to be the fifth voting member.

Approval of Minutes

Darin moved **Theisen** supported the approval of the October 4, 2017 minutes as presented.

Vote: Ayes: 5 Nays 0. Motion carried.

Correspondence / Board Reports

Township Planner reminded ZBA members that have terms expiring to fill out a new application to be considered for reappointment.

Approval of Agenda

Hunter moved **Mielke** supported to approve the agenda with a minor changing the order of the public hearings, moving TXT INT 2017-02 and VAR 2017-08. **Vote: Ayes: 5 Nays 0. Motion carried.**

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

Open – 7:05 p.m.

No comments were offered.

Public Hearings

- A. TXT INT 2017-02 1239 E. Broomfield Rd. Owner: Richard Figg - Interpret Section
8.325 Sidewalks

Open 7:07 Closed 7:08

Gordon Bloom, Attorney representing the applicant, confirmed with the Board that he would have the opportunity to speak at the January 2018 when the ZBA deliberates and acts on this variance.

- B. VAR 2017-05 1982 E. Remus Rd. 5760 E. Pickard Rd. Owner: Bells and Birds Inc. –

Variance for free standing elevated height exceptions

Open 7:07 Closed 7:08 – No comments were offered.

- C. ADM RV 2017-01 1982 E. Remus Rd. Owner: McGuirk Mini Storage LLC – Review Administrative denial of LED Billboard
Open 7:11 Closed 7:14
Terry Heiss, 688 Cascade West Pkwy SE, Grand Rapids, MI - Attorney for applicant and co applicant, addressed staff comments in zba packet.
- D. VAR 2017-05 1982 E. Remus Rd. Owner: McGuirk Mini Storage LLC Variance for LED Billboard Sign
Open 7:16 Closed 7:16 – No comments were offered.
- E. VAR 2017-06 1982 E. Remus Rd. Owner: McGuirk Mini Storage LLC – Variance for 2 additional free standing signs
Open 7:17 Closed 7:17 – No comments were offered.
- F. VAR 2017-07 3700 E. Deerfield Rd. Owner: D & D Real Estate Inn. – Variance for wall sign with message center component.
Open 7:18 Closed 7:23
Brian Partie, 5730 Carriage – Commented on ordinance.
John Eggers Sign Images Saginaw- Commented on setback beyond right of way.

New Business

A. 2018 ZBA Schedule

Theisen moved **Mielke** supported to approve the proposed 2018 regular scheduled meetings. **Vote: Ayes: 5 Nays: 0. Motion carried.**

B. ADM RV 2017-01

Hunter moved **Theisen** supported to agree to the error of definition verbiage of message center /billboard. **Vote: Ayes: 5 Nays: 0. Motion carried.**
Theisen moved **Hunter** supported to approve that the error does not change the degree of non conformity, stating that the application should have been issued. **Vote: Ayes: 2 Nays: 3. Motion denied.**

C. VAR 2017-05 Owner: McGuirk Mini Storage LLC – Variance for 2 additional free standing signs

Location: 1982 E. Remus Rd.

Theisen moved **Hunter** supported to approve granting Variance 2017-05 1982 E. Remus Rd., McGuirk Mini Storage LLC installing one non-conforming LED billboard sign and removing the 2 legal non-conforming billboard signs; replacing the two legal non-conforming billboards decreases the level on non-conformity by replacing with one non-conforming LED billboard sign. Conditions of the variance include: the setback adjusted to 50' from the right of way, and that the billboard's regulations follow the MI Highway Advertising Act.
Vote: Ayes: 4 Nays: 1. Motion carried.

Gallinat stated that there would be a 21 day appeal period, after the minutes are approved, before the decision is Final.

D. VAR 2017-06 McGuirk Mini Storage LLC – Variance for 2 additional free standing signs.

Location: 1982 E. Remus Rd.

Mielke moved Theisen supported to table VAR 2017-06 McGuirk Mini Storage LLC – Variance for 2 additional free standing signs per applicant and ZBA members. **Vote: Ayes: 5 Nays: 0. Motion carried.**

E. VAR 2017-07. Owner: D & D Real Estate Inn. – Variance for wall sign with message center component.

Location: 3700 E. Deerfield Rd.

Hunter moved Theisen supported the 50 sq ft LED message wall sign on North side of Building A as presented. Stating the following reason from section 5.8C: a. The only special conditions and circumstances existing peculiar to the land, structure, or building involved that are not applicable to other lands, structures or buildings in the same Zoning District is that the current structure has a variance for a setback and the property a variance for lot size – the pathway is the special condition. **Vote: Ayes: 5 Nays: 0. Motion carried.**

Gallinat stated that there would be a 21 day appeal period, after the minutes are approved, before the decision is Final.

Other Business

Extended Public Comment

Open 10:16 p.m.

No comments were offered.

Final Board Comment

Darin & Mielke commented on meeting.

Adjournment

Chair Warner adjourned the meeting at 10:21 p.m.

APPROVED BY:



Mike Darin –Secretary
Jake Hunter – Vice Secretary

(Recorded by Jennifer Loveberry)