

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 April 4, 2018 at 7:00 p.m. at Union Township Hall.

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

Roll Call

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

Excused: Paul Gross & Taylor Sheahan-Stahl

Others Present

Peter Gallinat & Jennifer Loveberry

Alternate John Zerbe

In the absence of Gross, Chair Warner called Alternate Zerbe to the table.

Approval of Minutes

Theisen moved **Mielke** supported the approval of the March 7, 2018 minutes as presented.

Vote: Ayes: 5 Nays 0. Motion carried.

Correspondence / Board Reports

Mielke updates from the Planning Commission.

Approval of Agenda

Hunter moved **Zerbe** 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 – 7:04 p.m.

Terri Sommerville, 1810 Liberty Dr. – On behalf of Arboretum Apartments, mentioned screening around apartments.

Closed 7:07 p.m.

Public Hearings

- A. VAR 2017-06 1982 E. Remus Rd. Owner McGuirk Mini Storage LLC Variance for 2 additional free standing signs and 1,250SF of total signage.

Open 7:08 p.m.

No comments were offered.

- B. VAR 2018-01 1314 S. Mission Rd. Owner P & M LLC 19' Variance for setback from road right of way. *(Action: Grant or deny variance with reasons stated with or without conditions*

Open 7:09 p.m.

No comments were offered.

- C. VAR 2018-02 5278 E. Pickard Rd. Owner Mt. Pleasant Hotels LLC Variance for additional wall signage on non address side of building. (*Action: Grant or deny variance with reasons stated with or without conditions*)
Open 7:09 p.m.
No comments were offered.

New Business

- A. **VAR 2017-06 1982 E. Remus Rd. Owner McGuirk Mini Storage LLC Variance for 2 additional free standing signs and 1,250SF of total signage. (Action: Grant or deny variance with reasons stated with or without conditions)**

Tim Beebe, CMS&D, represented applicant stating reasons for the variance request.

Hunter moved Theisen supported to grant VAR 2017-06: 1982 E. Remus Rd. - Owner McGuirk Mini Storage LLC, a variance for 2 additional free standing signs at each entrance from the road of the business advertising the complex and 1,250 square foot of total signage on the non-address side of building. Reasons for granting this variance include: special conditions and circumstances exist that are peculiar to the land, the building is located between 1 state highway and 2 private drives where it is allowable that two additional addresses could be granted from the private drives, and that the applicant has not requested no more than what would be allowed if the building had three address sides with three occupants on each side. **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.

- B. **VAR 2018-01 1314 S. Mission Rd. Owner P & M LLC 19' Variance for setback from road right of way. (Action: Grant or deny variance with reasons stated with or without conditions)**

Mark Carrier, partner of P & M LLC, stated they desire to place a free standing sign within the road right of way. The applicant has been permitted by the Isabella County Road Commission approval to install 8' wide x 17' high sign in the right of way, sign to be located between 40'-50' from centerline of Mission Rd. (Existing ROW-60ft from centerline).

Theisen moved Mielke supported to grant VAR 2018-01: 1314 S. Mission Rd. - Owner P&M LLC, a 19' variance for setback from the road right of way. Reasons for granting this variance include: that special conditions and circumstances exist that are peculiar to the land, the ROW is uneven from the centerline of the road, if the ROW was even the proposed location of the sign would be acceptable. **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.

C. VAR 2018-02 5278 E. Pickard Rd. Owner Mt. Pleasant Hotels LLC Variance for additional wall signage on non address side of building. (Action: Grant or deny variance with reasons stated with or without conditions)

Mike Al-Shuweili, Project Manager for Mt. Pleasant Hotels, LLC presented request for variance requesting additional square footage for three walls signs for building.

Zerbe moved Hunter supported to grant VAR 2018-02: 5278 E. Pickard Rd. - Owner Mt. Pleasant Hotels LLC, a variance for 211sf of additional wall signage on not address side of building as presented. Reasons for granting this variance include: that the building is a five (5) story hotel and that the height and scale of the requested signs is a unique request. **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

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

Postponed until May ZBA meeting - no action taken.

Extended Public Comment

Open 9:13 p.m.

No comments were offered.


Final Board Comment

Mielke – Asked if Township Planner would email a copy of the PC by-laws to the ZBA members for them to look at.

Adjournment

Chair Warner adjourned the meeting at 9:14 p.m.

APPROVED BY:



Jake Hunter –Secretary
Paul Gross – Vice Secretary

(Recorded by Jennifer Loveberry)