

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 July 9, 2019 at 7:00 p.m. at Union Township Hall.

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

Roll Call

Present: Jake Hunter, Taylor Sheahan-Stahl, Andy Theisen, and Tim Warner

Excused: Bryan Mielke

Others Present

Peter Gallinat, Jennifer Loveberry

Alternates: John Zerbe and Liz Presnell

Chair Warner called John Zerbe to the table in the absence of Bryan Mielke

Approval of Minutes

Theisen moved Sheahan-Stahl supported the approval of the June 5, 2019 minutes as presented.

Vote: Ayes: 5 Nays 0. Motion carried.

Correspondence / Board Reports

Approval of Agenda

Theisen moved Sheahan-Stahl 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 were offered.

Closed – 7:03 p.m.

7:04 p.m. Chair Warner called for short recess to allow for MAC TV to arrive and set up

7:13 p.m. Chair Warner resumed the ZBA meeting

New Business

A. VAR 2019-07 Public Hearing – 5157 E Pickard Rd., Owner: John Bishop: A variance from section 11.3 B Removal of Obsolete Signs

Introduction of Variance request by Township Planner, Gallinat

Public Hearing Notice was read for Variance 2019-07 for the removal of an obsolete sign that currently being used to advertise the sale of the property.

Public Hearing Open 7:16 p.m.

No comments were offered.
Public Hearing Closed 7:16 p.m.

Applicant, John Bishop, stated that the request for the variance would allow for future renter/buyer to use current sign and that he was not aware that he was in violation of the ordinance.

Discussion was held by the Zoning Board of Appeals, they went through section 5.8.c.1 a-e of the Zoning Ordinance.

Theisen moved **Zerbe** supported to deny VAR 2019-07 5157 E. Pickard Rd. based on Section 11.3 B Removal of Obsolete Signs (A sign shall be removed when the business which it advertises is no longer conducted on the premises) with the condition 1) that the signage copy be removed; however the sign structure that is non-conforming be allowed per section 11.4 (Non-Conforming Signs) and 2) current sign cannot be used as real estate advertising. All based on section 5.8.c.1.a – a special condition exists to this property and the vacant sign is existing.
Vote: Ayes: 5 Nays: 0 Motion Carried.

Township Planner, Gallinat stated that there would be a 21-day appeal period before the decision is final. Starting after the minutes are approved at the next scheduled meeting in August 2019.

Other Business

A. VAR 2019-05 Public Hearing – 767 Deer Run, Owner: Steve Wieczorek: A variance from section 8.1.F Accessory Building Height

Postponed at June 2019 ZBA meeting, updates by Township Planner. No action taken.

Extended Public Comment

Open 7:52 p.m.
No comments were offered.

Final Board Comment

Adjournment

Chair Warner adjourned the meeting at 7:52 p.m.

APPROVED BY:



Jake Hunter –Secretary
Andy Theisen – Vice Secretary

(Recorded by Jennifer Loveberry)