

**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 December 7, 2011.

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

**Roll Call**

Lyon, Kaufman, Warner, Newland, Henley, Strachan all present.

**Others Present**

Woody Woodruff

**Approval of Minutes**

September 7, 2011 – regular meeting minutes

The minutes were accepted by acclimation

**Correspondence**

No correspondence were offered

**Approval of Agenda**

**Warner moved Henley supported to approve the amended agenda. Ayes: all. Motion carried.**

**Public Comment**

No comments were offered

**NEW BUSINESS**

**1.) VRS-1552 – GSII Indian Hills LLC, 4208 E Bluegrass Rd**

Variance request to allow for two 162sf wall signs and one 295.5sf wall sign, and a variance for building height to allow for a 42 foot tall entrance façade, and one additional wall sign located at non address side of corner without a public entrance.

**Public Comment**

Opened at 7:10

Joseph Barberi, a representative for Imageone Industries, explained why there is a need for these signs and how it will affect the business and the public.

There is 820 feet from the face of the building to the street and have 783 parking spots in this mall. The signs requested are standard size for Dick's Sporting goods and offer continuity recognition to their customers.

Mr Gianni of Imageone Industries related a study of how a person has less than one second to recognize and decide what they are looking for if they are traveling at a rate of 50 mph.

Mr Barberi also recommended the additional wall sign (elevation C) due to the unique location of the building. He stated that by having a sign on this wall, it will help traffic coming from the expressway will have an opportunity to locate the building more quickly and effectively.

**Woodruff** clarified how the signage for the elevation C location is problematic because the Zoning Board of Appeals may not have the authority to approve this location.

**Newland** recommended granting approval for the Elevation A signage. **Lyon** supported the approval. **Ayes: All. Motion carried.**

**Lyon** motioned to recommend the Elevation B signage and **Strachan** supported **Lyon's** recommendation. **Ayes: All. Motion carried.**

**Newland** moved make a friendly amendment to the granting approval for the Elevation A signage to cover both the size and height of the sign. **Lyon** accepted the amendment. **Ayes: All. Motion carried.**

**Warner** motioned to table the Elevation C signage until the Zoning Board of Appeals get a legal opinion from the Township lawyer on whether or not the Board may vote on this particular variance. **Newland** supported the motion. **Ayes: All. Motion carried.**

**Woodruff** will contact the company of any suggestions made by the lawyer, who may take up to 30 day to provide a response to the request.

Elevation C sign variance will be revisited at the next quarterly meeting, or at a special meeting if requested by application.

**Extended Public Comment**

**Barberi** expressed how he was impressed by the democratic process in action.

**New Business**

**Woodruff** suggested re-nominating the officers for re election for the year 2012. **Newland** motioned approval. **Strachan** supported the approval. **Ayes: All. Motion carried.**

**Adjournment**

**The Chair adjourned the meeting at 8:03 p.m.**

**APPROVED BY:**

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**Mary Henley, Secretary**

*(Recorded by Kathy Lee)*