

CHARTER TOWNSHIP OF UNION
Zoning Board of Appeals
Special Meeting

A special meeting of the Charter Township of Union Zoning Board of Appeals was held on February 7, 2012.

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

Roll Call

Kaufmann, Warner, Newland, Henley, Strachan, Lyon (alternate) all present.

Others Present

Woody Woodruff

Joesph Barberi – Representative for Imageone Industries

OLD BUSINESS

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

Variance request to allow for the wall sign (elevation C) located at non address side of corner without a public entrance. This variance was tabled until further clarification from the Township attorney as of the legality of the decision.

Kaufmann read the message addressed to Woody Woodruff from William Fahey, an MTA Attorney, and a follow-up comment from Cathrerine Kaufman of Bauckham, Sparks, Lohrstofer, Thall & Seeber, PC which stated that the variance would be considered a dimensional variance, not a use variance, thus it is legal for the board to vote on it.

Warner motioned to remove from the table the variance of the Elevation C wall sign. **Newland** supported the motion. **Ayes: All. Motion carried.**

Discussion included how the placement of the sign had to fulfill the requirement of being a “practical difficulty” for the business, as well as the unique situation with this building.

Public Comment

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.

Mr Barberi recommended the wall sign (elevation C) variance be approved because Dick’s is trying to take an existing building and make sure the public is able to locate the new business quickly and more effectively. It is in the public interest to encourage and maintain traffic safety and encourage the success of new businesses in the area.

Warner recommended granting approval for the Elevation C signage on the east wall of the existing building due to it having a clear vision of 1300 feet and it will allow a clear site for identification adjacent to the road. This will allow the public the necessary direction for traffic to flow and for public safety. **Newland** supported the approval. **Ayes: All. Motion carried.**

Woodruff notified the applicant of the 21 day appeal period.

Adjournment

The Chair adjourned the meeting at 7:38 p.m.

APPROVED BY:

Mary Henley, Secretary

(Recorded by Kathy Lee)