

CHARTER TOWNSHIP OF VAN BUREN
BOARD OF ZONING APPEALS
Tuesday-September 13, 2016
MINUTES

Vice-Chairperson Grissett called the Meeting to order at 7:00pm in the Board of Trustees room.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Present: Barnabei, Kelley, Jahr, McKenna, Grissett, Miller, Senters

Absent Excused: Akers

Staff: Best, Halstead

Audience: 4

ACCEPTANCE OF AGENDA:

Motion McKenna, Miller second to accept agenda as presented. Motion Carried

APPROVAL OF MINUTES:

Motion McKenna, Miller second to approve the minutes from February 9, 2016. Motion Carried

CORRESPONDENCE: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

1.) ELECTION OF OFFICERS:

Motion Jahr, Senters Second to have Vice-Chairperson Grissett chair the meetings until a new Chairperson is elected in December. Motion Carried.

2.) GRACE LAKE CORPORATE CENTER SIGNAGE: Deputy Director Best received Vice-Chairperson Grissett's approval to have the applicant present first. Representative from Grace Lake, Craig Medlin, gave his presentation. Deputy Director Best followed with comments and the township staff recommendation. Vice-Chairperson Grissett opened the public hearing for questions and comments.

Motion Jahr, Senters second to approve the requested sign height variance and maximum sign area variance from Section 20.409(5)(c) to allow the construction of a monument sign at the property known as Grace Lake Corporate Center, Parcel ID # 125-83-045-99-0020-704 based on the following conditions:

1. The applicant reduce the size of the proposed sign from 672.5 square feet to 631.25 as specified in the U.S. Sign Council calculation.
2. The applicant reduce the height of the proposed sign from 34.6' to 30' from grade to be consistent with the maximum height for billboards.
3. The applicant develop an agreement with the Township over the governmental use of the sign so it can be exempted from the square footage calculation.

4. The applicant obtain approval from the Michigan Department of Transportation, if necessary, prior to the Township issuing a sign permit.
5. The sign be limited to identifying the corporate center and its tenant's appropriate logos.

This approval is based upon the following findings of fact:

1. Strict compliance with the Zoning Ordinance provisions governing sign height and maximum sign area would prevent the applicant from constructing a monument sign along I-275 which could be safely and effectively viewed from the freeway.
2. The United States Sign Council On Premise Sign Legibility Rules of Thumb document presents a formula for calculating sign size which is based upon determining effective legibility of signs for motorists. Based on the presented information that formula recommends a 631.25 square foot sign area.
3. The proposed sign is an on premise sign, but is sized and in a location which is comparable to a billboard.
4. The Township's Zoning Ordinance establishes a maximum of 30' in height for billboards.
5. The OT zoning district allows for additional monument signs at public thoroughfares.
6. The unique circumstances of the property are its proximity to I-275 and the location of the berm adjacent to the freeway.
7. The issues are not self-created.
8. The request will not impair an adequate supply of light and air to adjacent property or increase congestion on public streets.
9. The request will not increase the hazard of fire or flood or endanger the public safety.
10. The request should not unreasonably diminish or impair established property values within the surrounding area.
11. The request should not in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the Township.
12. The request will not alter the essential character of the neighborhood.

ROLL CALL:

Yeas: Barnabei, Kelly, Jahr, McKenna, Grissett, Miller, Senters

Nays: None

Motion Carried.

ANNOUNCEMENTS, COMMENTS, AND OPEN DISCUSSION: Deputy Director Best introduced Aaron Sellers who is now the BZA's alternate member. Jahr mentioned it will be his last BZA meeting he will be attending after 25 years of service and will miss being a part of the Board.

Motion Miller, Jahr Second to adjourn at 8:21pm

Motion Carried

Respectfully submitted,

Anna Halstead, Recording Secretary