

ZONING BOARD OF APPEALS

August 3, 2015 @ 7:30 p.m.

AGENDA and MINUTES

CALL TO ORDER:

PLEDGE OF ALLEGIENCE:

APPROVAL OF AGENDA: *August 3, 2015*

INTRODUCTION OF MEMBERS:

CALL TO PUBLIC:

APPROVAL OF MINUTES FOR: *June 1, 2015 Regular Meeting*

OLD BUSINESS:

No Old Business

NEW BUSINESS:

- 1) *ZBA Case # 04-15 – JAC Property Enterprises – 1285 S. Michigan Ave
Tax ID# 4710-01-100-013*

CALL TO PUBLIC:

ADJOURNMENT:

MINUTES- August 3, 2015

MEMBERS PRESENT: Claire Stevens, Larry Grunn, Linda Manson-Dempsey, and Dan Lowe

MEMBERS ABSENT: Larry Fillingner

OTHERS PRESENT: Annette McNamara, Zoning Administrator

CALL TO ORDER

Claire Stevens called the meeting to order at 7:31 p.m.

APPROVAL OF AGENDA

Linda Manson-Dempsey motioned to approve the agenda as presented. Larry Grunn seconded. **Motion carried 4-0.**

MEMBERS PRESENT

The members of the Zoning Board of Appeals introduced themselves.

CALL TO THE PUBLIC

No response.

APPROVAL OF MINUTES

June 1, 2015 Regular Meeting: Larry Grunn motioned to approve the minutes as presented. Dan Lowe seconded.

Motion carried 4-0.

OLD BUSINESS

None.

NEW BUSINESS

ZBA Case #04-15—JAC Property Enterprises, 1285 S. Michigan Ave., Tax ID #4710-01-100-013

Aaren Currie was present to request a 4' variance for the height of his sign. Dan Lowe said he feels the sign is safer and provides better visibility if it's higher.

Call to the Public

No response.

Motion

Dan Lowe motioned for ZBA Case #04-15—JAC Property Enterprises, 1285 S. Michigan Ave., Tax ID #4710-01-100-013, to relax the height requirement for the sign and grant a 4' variance, considering the following criteria:

- 1. That the restrictions of the township zoning ordinance would unreasonably prevent the owner from using the property for a permitted use. *The permitted height would create a safety hazard in the parking lot.*

2. That the variance would do substantial justice to the applicant and a lesser relaxation than that requested would not give a substantial relief to the owner of the property. *The permitted height would block the view and create a dangerous situation.*
3. That the request is due to the unique circumstances of the property. *The grade and elevation where the sign is located is below the road and would create a hazard without the variance.*
4. That the alleged hardship has not been created by a property owner. *The situation was not created by the property owner.*
5. That the difficulty shall not be deemed solely economic. *The difficulty is not economic, it's a safety issue.*

Larry Grunn seconded. Roll call vote: Lowe—yes; Stevens—yes; Manson-Dempsey—yes; Grunn—yes. **Motion carried 4-0.**

CALL TO THE PUBLIC

Greg Durbin asked about the lighting issue, and suggested low-pressure sodium lights. Mr. Currie said he's working on it.

ADJOURNMENT

Linda Manson-Dempsey motioned to adjourn at 7:47 pm. Dan Lowe seconded. **Motion carried 4-0.**