

Armada Township

ZONING BOARD OF APPEALS

23121 E. Main Street, P.O. Box 578

Armada, Michigan 48005

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ZONING BOARD of APPEALS

Minutes

April 8, 2019

7:00 p.m.

1. CALL TO ORDER
 2. PLEDGE OF ALLEGIANCE
 3. ROLL CALL
 4. APPROVE / AMEND AGENDA
 5. APPROVAL OF MINUTES: September 12, 2018
 6. PUBLIC HEARING: Variance requests for Set-back & Height for Sign, Interpret R-1, Amvets
 7. NEW BUSINESS: A.) Variance requests for Set-back & Height for Sign, Interpret R-1, Amvets
B.) Election of Officer's
 8. PUBLIC COMMENTS
 9. ADJOURNMENT
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- 1.) **Call to Order:** Chair Hicks called the meeting to order at 7:00 p.m.
- 2.) Chair Hicks led the audience in the **Pledge of Allegiance**.
- 3.) **Roll Call:** Members Present: Chair Hicks, Vice-Chair Kehrig, Tharp, Finlay. Absent: Xagoraris. Also present: Christine White, Recording Secretary.
- 4.) **Approve/Amend Agenda: Motion made by Kehrig, seconded by Finlay, to approve the agenda as presented. All ayes: Motion Carried.**
- 5.) **Approval of Minutes:** Minutes from September 12, 2018. **Motion made by Finlay, seconded by Tharp, to approve minutes from September 12, 2018 as presented. All Ayes: Motion Carried.**
- 6.) **Public Hearing: Variance Requests for Set-back & Height of Sign, Interpret R-1, Amvets:**
Chair Hicks stated that all necessary notices had been documented. **Motion made by Kehrig, seconded by Finlay, to open the Public Hearing at 7:02 p.m. All ayes: Motion Carried.** Mr. Shannon Murray from the Amvets presented that the current sign is in need of replacement and updating. It currently is in the county right of way. The Amvets would like to be able to move the sign out of the right of way and to do so would put it in a current parking space. With cars parked on either side visibility would be nil. Therefore, they are requesting a variance to raise the sign so it may be seen above a parked vehicle. Also they are requesting an interpretation of the ordinance in regard to a special land use requirement if across from R-1. They would like to move the sign out of the county right away, raise it up for visibility, and are seeking reprieve from obtaining a special land use due to the fact that the R-1 is the township park, and not a subdivision.

No letters or phone calls came in from the notifications published or sent out. **Motion made by Kehrig, seconded by Finlay, to close the Public Hearing at 7:07 p.m. All ayes: Motion Carried.**

7.) **New Business: A.) Variance requests for Set-back & Height of Sign, Interpret R-1, Amvets:** Kehrig went through the ordinance for the sign requirements. The Amvets are zoned B-1 and are allowed to have a 40 square feet sign. The overall dimension of the sign presented meets the requirement. Per the ordinance the minimum set back as measured in feet from the centerline is 60 feet and it is considered a major road. They are requesting a variance for this due to the fact that if they put the sign that far back it would be in the driveway pattern of their parking lot. The locational requirement shall not be located in, project into, or overhang a public right of way. The Amvets sign meets this requirement. Landscaping will be done to more than what is on the drawing and shall include evergreen shrubs. A height variance would allow the sign to be visible when cars are parked on either side. The digital portion of the sign does meet the requirements of the ordinance. However, a request for an interpretation for a special land use requirement for digital signs which immediately abut a residentially zoned district, including those across a public thoroughfare is being requested. The intention of the ordinance was to protect R-1 residential. It was not the intent to apply R-1 to the township park. Strict enforcement would cause practical difficulty. This is a unique situation because it is zoned B-1 and the parking lot is not like other properties. **Motion made by Kehrig, seconded by Finlay, to grant a 5 feet 3 inch height variance and a 25 feet setback variance due to the practical difficulty of the existing parking lot and the very unique circumstances of the property and that special privileges are not being conveyed. All ayes: Motion Carried.**

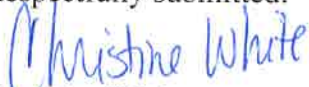
Motion made by Kehrig, seconded by Tharp, that the interpretation is that the spirit and intent of Zoning ordinance was not to include the township park as a R-1 parcel so the applicant should be relieved from the Special Land Use requirement for the digital sign. All ayes: Motion Carried.

B.) Election of Officer's: A Chair, Vice-Chair and Secretary shall be elected by a majority vote of the members of the Board at the first meeting of the new calendar year. Current Chair is Gail Hicks, Vice-Chair is D.J. Kehrig, Secretary is Diane Xagoraris. **Motion made by Tharp, seconded by Finlay, to keep the officer's the same. All ayes: Motion Carried.**

8.) **Public Comments: None.**

9.) **Adjournment: Motion made by Finlay, seconded by Tharp, to adjourn meeting at 7:32 p.m. All ayes: Motion Carried.**

Respectfully submitted:



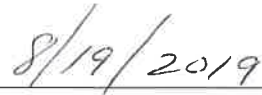
Christine White

Recording Secretary

Approved:



Gail Hicks, Chairperson



Date