

CHARTER TOWNSHIP OF MONITOR
ZONING BOARD OF APPEALS
October 18, 2012

The meeting was called to order by 7:00 p.m.
The Pledge of Allegiance was recited by all.

Members present: J. Horen, D. Darland, J. Gwizdala, W. Sinke, T. Miller
Members absent: None
Also present: J Krueger, Alternate Member

Also in Attendance Was: Jack Vos

Motion by J. Horen seconded by D. Darland to adopt the agenda as presented.
Motion carried.

Motion by W. Sinke seconded by D. Darland to approve the minutes of September 27 as corrected. Section 15.03 was changed to Section 18.10.
Motion carried.

Public Input

Public input was opened and closed at 7:03 p.m. with no one wishing to speak.

New Business

Chemical Bank Sign Variance 100 East Chippewa, 09-100-K10-011-001-00

Chairman Horen read the letter of notification that was sent to the surrounding property owners.

The applicant requested a variance on the pylon sign to allow it to be 75 sq. ft. and 234” high replacing one that is now 118 sq. ft. They also requested three (3) wall signs to be 32 sq. ft. each.

Discussion around the merits of Chemical Bank’s request.

Mr. Voss representing Chemical Bank contends that the location is unusual in its divided highway safety issues which require a larger sign than allowed by the ordinance. The digital sign is not going to be replaced.

D. Darland indicated that the new proposed ordinance (in hearing stage) would allow 32 sq. ft. eight feet high for a free standing sign. Darland also noted that there is already twelve sq. ft of ATM signage on this building.

Applicant suggested placing the smaller signs in abeyance to determine if the new signage passes.

W. Sinke moved to support the applicant's request for a variance on the pylon sign reducing their non-conformity and placing the request for the three smaller signs in abeyance pending results of the hearing on the new sign ordinance. Furthermore, the applicant's rationale for hardship including safety and uniqueness as well as the nature of the location meets the requirement of 18.10 a), b), and c). Supported by Gwizdala.

Roll call vote:

Yes: Horen, Gwizdala, Sinke

No: Darland, Miller

Absent: None

Motion carried approving the pylon sign.

Communication

Miller moved supported by Darland to accept Communications. Motion carried.

Horen moved supported by Miller to adjourn. Motion carried.

The meeting was adjourned at 8:02 p.m.

Respectfully,

Terry Miller
Secretary