

CHARTER TOWNSHIP OF MONITOR
ZONING BOARD OF APPEALS
September 27, 2012

The meeting was called to order by Chairman Horen at 7:00 p.m.

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

Also in Attendance Were: Linda Doan, Copoco Credit Union; David Klender, Klender Designs; Jess Fitzgibbon, Gerace; Kendra Christensen, new Copoco Branch Manager.

Motion by T. Miller seconded by D. Darland to adopt the agenda as presented.

Motion carried.

Motion by D. Darland seconded by J. Horen to approve the minutes of July 19, 2012 as corrected. 'R' Miller was changed to 'T' Miller.

Motion carried.

Public Input

Public input was opened and closed at 7:04 pm with no one wishing to speak.

New Business

COPOCO Sign Variance, 1479 Straits Dr., 09-100-V06-000-002-00

Chairman Horen read the letter sent to nearby residents and indicated no public input in response.

It was agreed to take each request separately.

Free Standing Sign. The applicant is requesting a variance of 46 sq. ft. to allow 70 sq. ft of total signage on a free standing sign; the ordinance allows 24 sq. ft.

Darland apprised the Board of the pending changes in the sign ordinance. The ordinance has not gone through public hearings yet. If the new ordinance was in effect, the allowable square footage for this sign would be 32 sq. ft. This request is for almost three times the present allowable footage.

Dave Klender of Klender Design compared the proposed sign as allowed and that proposed. Jess Fitzgibbon of Gerace noted that the total square footage requested includes the digital sign. Comparisons were also made to the signs across the street. The claim is that the distance off the road would not allow a 24 sq. ft. sign to be seen.

Linda Doan, president of Copoco, addressed the hardship issue. They need to attract the general public to their location. She showed a number of commercial businesses with larger signs, both in and out of Monitor Township. Signs of competitive lending institutions were also shown.

Darland spoke to some of the apparent exceptions of bigger signs which were grandfathered in. The gas station has gas price signs dictated by State law.

W Sinke suggested that the applicant wait to see the results of the new proposed sign ordinance rather than appeal based on the existing ordinance.

D. Darland read the hardship ordinance and suggested that at this point the applicant has not justified a variance.

L. Doan argued that her hardship is related to the effort to attract the general public; failure to have proper signage reflects a hardship. There is safety related to the drive-up ATM; bushes and shrubs interfere with visibility.

D. Darland suggested a call to the Road Commission could get rid of the brush in the ditch.

There was discussion regarding McDonald's on Mackinaw.

J. Gwizdala noted that a business failed because of signage.

K. Christensen said that there would not be graphics on the digital sign.

Copoco is planning to open this branch in 95 days.

Much discussion.

Motion by T. Miller to deny Copoco's variance request for increased size of directional ground signs, Section ~~15.03~~, 18.10 but grant the variance request regarding the quantity of signs from the restricted two to eight as it meets Section 18.10 a) and b) for safety issues and c) due to the use of the property (ATM, no exit, do not enter, staff parking, etc.).

Supported by W. Sinke.

Roll call vote:

Yes: Horen, Darland, Gwizdala, Miller, Sinke

No: None

Absent: None

Motion carried.

Motion by W. Sinke to recess the variance request of Copoco Credit Union under Free Standing Sign 15.09 (1) and Digital Sign Section 15.06g(3) and Section 15.06g(5) until more information is received. Supported by J. Gwizdala.

Roll call vote:

Yes: Darland, Gwizdala, Miller, Sinke, Horen.

No: None

Absent: None
Motion carried.

Applicant will be notified when this request will reconvene after the new sign ordinance is approved or other time that is deemed appropriate.

Communication

T. Miller moved with J. Gwizdala's support to accept Communications. Motion carried.

J. Horen moved supported by T. Miller to adjourn the meeting. Motion carried.

The meeting was adjourned at 9:11 pm.

Respectfully,

Terry Miller
Secretary