

CHARTER TOWNSHIP OF MONITOR
ZONING BOARD OF APPEALS
December 17, 2015

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

Pledge of Allegiance recited.

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

Also in Attendance Were: Jeff Van Meter, Zentx; Joseph Nader, Kerkau; Tom Nelson, Kerkau. See sign-in sheet for others.

Motion by J. Horen, seconded by D. Darland to adopt the agenda with the removal of the Brentway property variance request based on the Planning Attorney's opinion.

Motion carried.

Motion by D. Darland seconded by J. Krueger to approve the minutes of October 15, 2015 as presented.

Motion carried.

Public Input

Public input was opened and closed at 7:02 p.m. with no public wishing to speak.

New Business

Zentx Media Group for Kerkau Mfg, 09-100-V07-000-030/033-00

Chairman Horen read the letter sent to surrounding neighbors. Jeff Van Meter of Zentx Media presented his case for three way-finding signs.

D. Darland asked questions involving using way-finding signs and their appropriateness. He feels that way-finding signs improve safety.

W. Sinke explained some of the history of the technology park and the desire to keep it clutter free.

J. Krueger talked about visiting the site.

Joseph Nader, General Manager of Kerkau explained the need for signage for safety reasons, frequency of foreign visitors, and the need for directionality.

General discussion ensued about the need to have way-finding signs. Rationale for not including way-finding signage in the original ordinance is not known.

J. Horen noted that no surrounding businesses in the tech park have issued objections to way-finding signs.

The Zoning Board of Appeals recognizes that, given the size and complexity of the mature tech park, way-finding signs are necessary for safety and traffic management. Although the ZBA believes the variance meets the spirit of 18.10 (a), (b), and (c), the Board is concerned that the way-finding signs be consistent with a more general township ordinance on way-finding signs in the Industrial Zone.

W. Sinke moved to approve the variance requested by Zentx Media Group for Kerkau Mfg., 09-100-V07-000-030/033-00, for way-finding signs limited to three (3) posts, three (3) signs on each post, two-sided, and 24 inches by 81/2 inches high. Seconded by J. Horen.

Roll call vote:

Yes: Horen, Darland, Miller, Sinke, Krueger

No: None

Absent: Gwizdala

Motion carried to approve way-finding signs on this site.

The ZBA strongly believes that the Planning Commission should develop a general ordinance governing way-finding signs in the Industrial Zone.

Reports

None

Communications

J. Krueger moved to accept Communications, supported by D. Darland. Motion carried.

D. Darland moved to adjourn. J. Horen seconded. Motion carried.

The meeting was adjourned at 8:00 p.m.

Respectfully,

Terry Miller
Secretary