

Yankee Springs Township

Zoning Board of Appeals

Tuesday, June 11, 2013

Circulated 6/13/13
FINAL MINUTES
Approved 7/9/2013

Pledge of Allegiance.

Meeting called to order at 7:00 pm by Paul Heystek.

Roll Call: Richard Beukema, Scott Havens, Alt., Pat Jansens, Mary Cook, Paul Heystek and Chuck Biggs. Larry Knowles, Zoning Adm., Constable Orr and 2 visitors.

Motion by Cook to approve the March 12, 2013 meeting minutes. Second by Jansens. Approved by all. Motion carried.

New Business:

ZBA 13-05-03, Parcel ID. 08-16-019-032-00; A request by Coburn Properties LLC for a variance to Sec. 17.9 Required Setbacks to replace an existing non-conforming sign on their property located at 12293 W. M-179 Highway, Wayland, MI 49348.

Discussion regarding the non-conforming sign also would include Section 17.8 – recommendation to add that the request as well.

Public hearing was opened at 7:05 pm.

Mr. Coburn outlined his desire to place a new sign where the current one is located, approximately 5 –7 feet from the road right of way. The ten foot setback would not allow visibility if cars were parked in the parking lot.

Cook advised that the new sign has to be less non-conforming than the existing.

Discussion regarding the size of the proposed sign being ½ less in size than the current.

In complying with the request to lower the sign, it cannot be seen when cars are parked in the lot.

Discussion regarding the road right of way measurement calculation.

Recommendation to ask the PC why the setback requirement is 10 feet from the road right of way for signs?

Heystek read the non-conforming sign language.

Public hearing was closed at 7:40 pm.

ZBA can allow non-conforming sign as long as it is less non-conforming, it was noted the proposed sign is smaller and the height is lower.

Motion by Heystek to approve ZBA 13-05-03, Parcel ID. 08-16-019-032-00; A request by Coburn Properties LLC for a variance to Sec. 17.9 Required Setbacks to replace an existing non-conforming sign on their property located at 12293 W. M-179 Highway, Wayland, MI 49348 to allow the sign to be placed in the same exact location as the existing signed with the proposed sign to be the same size and location as requested, actual face is ½ in smaller and height is lower. It was noted that there are multiple signs currently in this area where they are placed in the road right of way. Second by Cook. Approved by: Beukema, Jansens, Cook, Heystek and Biggs. Motion carried.

Old Business:

Motion by Cook to request the Twp. Board to appoint an additional ZBA member to get back up to the appropriate number of members. Second by: Heystek. Approved by all. Motion carried.

Elections to be held after there is a full board.

There being no further business the meeting was adjourned at 7:55 pm.

Respectfully submitted,

Katie Hayward
Recording Secretary

(6-12-2013)