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**MINUTES OF THE REGULAR MEETING
OF THE ZONING BOARD OF APPEALS
November 25, 2015**

1. CALL TO ORDER

Vice Chairman Martin called the meeting to order at 6:01 p.m.

2. PLEDGE OF ALLEGIANCE

Vice Chairman Martin led the Pledge of Allegiance.

3. ROLL CALL

Present: Vice Chairman Richard Martin, Tom Blount, Earl Gass, Teresa Richey and Alternate Barb Yockey (at 6:09 p.m.)

Absent: Dennis Jackson, John Lengemann, and Donald Wood

Also Present: City Manager Tom Youatt; Gordon Wallace and Thomas Kimble of Security Credit Union; Bill Click of Click on Conservation, LLC; and one member of the community

4. APPROVAL OF AGENDA

Moved by Gass, seconded by Blount, to approve the agenda as presented. **Motion Carried 4 – yeas; 0 – nays**

5. APPROVAL OF MINUTES

Moved by Gass, seconded by Richey, to approve the minutes of the February 26, 2015 Regular Meeting as presented. **Motion Carried 4 – yeas; 0 – nays**

6. CITIZENS FROM THE FLOOR

Vice Chairman Martin offered time for Citizens from the Floor and there was no participation.

7. PUBLIC HEARING

**A. VARIANCE REQUEST – Security Credit Union (337 E. First Street)
Parcel ID# I19-82-800-000-10
Variance from Section 24.6 (H)3**

Moved by Gass, seconded by Richey, to accept all notices and publications into the record. **Motion Carried 5 – yeas; 0 – nays**

Vice Chairman Martin Opened the Public Hearing at 6:12 p.m.

Gordon Wallace and Thomas Kimble of Security Credit Union addressed the Board to request a variance from Section 24.6 (H)3 for the purpose of allowing a pole/pylon sign currently not allowed by ordinance. The proposed sign would be in the same location as the current low, non-visible sign, and would possess the same square footage, but would be placed on a 15 foot pole.

Several ZBA members inquired as to the current height allowances within the Sign Ordinance and the status of the ordinance amendment process. City Manager Tom Youatt noted that the Planning Commission had scheduled a public hearing for December

DRAFT

22, 2015 to receive comment on and deliberate the proposed ordinance amendments. Youatt noted the proposed amendments include changes for monument signs to allow a 3 foot base and a 6 foot sign, for a 9 foot maximum; and permitted heights for pole or pylon signs would be 20 feet, or the height of the building, whichever is less. Much discussion took place regarding the clarification of the 'height of building' measurement. It was established the proposed restriction meant that a pole sign elevation will not be higher than the elevation of its associated building when elevation is determined from the center of the street.

Member Gass noted the proposed sign would constitute an off premise sign as it would be placed on the parcel adjacent to the Security Credit Union building location. Member Gass further offered that Security Credit Union now owns the adjacent parcel that would accommodate the proposed sign. Mayor Barga noted the proposed auxiliary, non-occupant sign is an issue and noted the need to legally combine the parcels.

Discussion took place regarding the conditions for approval and whether to postpone action until the new Sign Ordinance language is adopted. Gordon Wallace and Thomas Kimble of Security Credit Union noted their willingness to combine the parcels and eagerness to proceed. They urged the Board to approve a variance that would allow for the proposed sign to be 20 foot high, or the height from center of road to building ridge line, whichever is less.

Vice Chairman Martin Closed the Public Hearing at 6:33 p.m.

Moved by Gass, seconded by Blount, to approve the variance for the pole sign subject to a.) the two parcels currently owned by Security Credit Union (I19-82-800-000-00 and I19-82-800-000-10) are to be legally combined into one parcel and b.) the pole sign conforms with the maximum height of 20 feet or the height of the building it is associated with, as measured from the elevation of the road right-of-way to the peak of the roof, whichever is less. **Motion Carried 5 – yeas; 0 – nays**

**B. VARIANCE REQUEST – Click On Conservation (250 E. Capac Road – Dr. Lamb)
Parcel ID# I19-86-500-000-00
Variance from Section 2.18 G**

Moved by Gass, seconded by Yockey, to accept all notices and publications into the record. **Motion Carried 5 – yeas; 0 – nays**

Vice Chairman Martin Opened the Public Hearing at 6:37 p.m.

Bill Click of Click On Conservation, LLC addressed the Board to request a variance from Section 2.18 G to allow for an accessory building to be erected in a front yard in a B-1 Zoning District. Mr. Click noted his work as an historic preservationist and the restoration work he is currently performing at Dr. Lamb's. Mr. Click described the hardship of the corner lot as having two frontages, and the presence of a large mature tree, leading to his variance request for garage placement. Mr. Click referenced drawings of the proposed garage location and noted he is requesting a 10 foot variance to the west and a two foot variance to the north. Mr. Click noted that the garage would still be 60 feet from the property line and further noted the garage would present in front of the next-door neighbor's house only.

DRAFT

Member Gass inquired as to the style of the proposed garage. Mr. Click noted that new additions to historical properties need to be distinctly different as to not convey a false sense of what was historically present.

Vice Chairman Martin Closed the Public Hearing at 6:48 p.m.

Moved by Yockey, seconded by Gass, to approve the variance for the accessory building to be erected in a front yard in a B-1 Zoning District, located at 250 E. Capac Road.
Motion Carried 5 – yeas; 0 – nays

8. OTHER BUSINESS - none

9. Moved by Yockey, supported by Richey, to adjourn at 6:55 p.m. **Motion Carried 5 – yeas; 0 – nays**

Respectfully Submitted by:

Nicole F. Frost, City Clerk/Treasurer

Approved: