

CHARTER TOWNSHIP OF MONITOR
ZONING BOARD OF APPEALS

June 15, 2017

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

Members Present: J. Horen, D. Darland, G. Brandt, W. Sinke, J. Krueger
Members Absent: None
Also present: None

Also in Attendance Were: Steve Filary, Applicant
Gary Gebhardt Corrigan World Wide
Dave McCarius from Signs By Crannie

The Pledge of Allegiance was recited by all those present.

Motion by G. Brandt, 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 April 20, 2017 as presented.
Motion carried.

Public Input

Public input was opened and closed at 7:05 p.m. with no public present wishing to speak.

New Business

09-100-V07-000-025-00 & 09-100-V07-000-026-00 Corrigan World Wide Sign Variance

J. Horen read the letter sent out to the surrounding residents. Corrigan World Wide is requesting a variance to allow them to erect two (2) commercial wall signs, and replace one (1) existing skin in a monument sign totaling 468 sq feet.

Specifically, Corrigan World Wide is requesting a variance of 368 sq feet, and authorization for changing the skin on an existing, non-conforming monument sign. Their plans include two (2) wall signs totaling 433 sq ft to be placed on two (2) separate elevations on the building, and one monument sign skin replacement at 35 sq feet. The building is 34,000 sq feet and houses two (2) tenants, Corrigan World Wide and United Van Lines. Together they desire the expressway visibility on the NE and NW elevations. Corrigan is currently unable to comply with the Monitor Township Sign Ordinance 52, Chapter XV, Section 15.10 (a), as their application exceeds the dimensions and number of signs permitted in the Industrial Zoning District.

Gary Gebhardt, representing Corrigan World Wide, expressed his thoughts on advertising and the importance of exceptional sign visibility to both of the companies operating in the building.

Due to the unique angle of the building, it currently lacks effective, visible signage. The proposed signs will be lit internally, and lighting would be indirect so as not to disturb other businesses, drivers on the highway, or the environment.

The Board discussed the uniqueness of the commercial property taking into consideration the size, location, the existing signage, the type of replacement advertising that has been requested, and the fact that two (2) businesses are currently operating at the facility.

W. Sinke made a motion to approve the variance supported by D. Darland in that as 18.10 (a), is met due to the uniqueness of the parcel; 18.10 (b), is met as the hardship that exists is substantial enough that justice would be done by allowing the variance to be approved; 18.10 (c) is met as the distinctiveness of the parcel is not as general or recurrent.

Roll Call Vote:

Yes: G. Brandt, J. Horen, J. Krueger, D. Darland, W. Sinke

No: None

Absent: None

Motion carried to approve variance application.

09-100-001-400-225-01 Filary, Steven D. 3480 2 Mile Rd, Sec 3.26 (c)(3)-Setback Variance.

J. Horen read the letter sent out to the surrounding residents. Steven D. Filary is requesting a variance in order to construct a 10' X 30' ft addition on the rear or west side of his residence. Due to the location of his accessory building which is thirteen (13) feet at its closet point from the proposed addition, Mr. Filary is currently unable to comply with Monitor Township Ordinance 52, Chapter III, Section 3.26, (c)(3) which requires him to maintain a minimum setback of twenty (20) feet from any other detached buildings.

Mr. Filary spoke stated that he has a need to increase the square footage of his home, which is currently 690 sq ft, and that no existing exits would be blocked.

Krueger asked if an existing 12 X 20 shed could be moved 90 degrees. The answer was: if moved 90 degrees the shed would not be compliant with current setback requirements.

A discussion ensued with regard to attaching the house to the existing garage with an enclosed breezeway which would in turn increase his current square footage (floor area) of the home to comply with Township regulations.

G. Brandt made a motion D. Darland supported to approve the seven (7) foot variance in order to construct a 10' X 30' ft addition on the rear or west side of his residence as the addition would enable the home to become compliant with current Township Ordinance #52A. 18.10 (a) is met due to the uniqueness of the parcel; 18:10 (b) is met as the spirit of the Ordinance will bring the resident into compliance with current Township regulatory measures; 18:10 (c) is met as the smaller size of the home is not that general or recurrent.

Roll Call Vote:

Yes: W. Sinke, G. Brandt, D. Darland, J. Horen, J. Krueger

No: None

Absent: None

Motion carried to approve variance application.

Reports

D. Darland stated that the Planning Commission is almost finished reviewing the Zoning Ordinance.

Communications

Communications were accepted.

There being no further business to discuss, J. Horen made a motion supported by D. Darland, to adjourn.

The meeting was adjourned at 8:10 p.m.

Respectfully,

Joy Krueger
Secretary
Zoning Board of Appeals

JK/blfp