

**ZONING BOARD OF APPEALS
MEETING MINUTES
June 24, 2015
CITY COUNCIL CHAMBER
7:00 P.M.**

1. CALL TO ORDER

The meeting was called to order at 7:05 pm

II. ROLL CALL

Present: J. Bailey, R. Johnson, T. Roach, J. Albers

Absent: Eric Seymour (excused)

Staff: B. Wessler, Planner II
N. Schuette, Executive Secretary

III. APPROVAL OF MINUTES – May 27, 2015

Commissioner Albers moved to approve the minutes of May 27, 2015 with correction as noted (Support: T. Roach) and the motion carried unanimously.

IV. PURPOSE OF MEETING

To discuss a variance request

V. OLD BUSINESS

None

VI. NEW BUSINESS

1. 111 N. Huron – Variance

Ms. Wessler stated that this is a request for approval of the removal of the existing monument sign and the installation of a new larger monument sign at the same location. The property is zoned C-Center, which allows for mixed use of residential and business, however, this zone does not allow for any ground signage. Ms. Wessler reviewed the standards pertaining to variances. If the applicant had wanted to reduce the size or reface the current size, they would not have to go through the process. Staff is recommending denial since the applicant has not shown any insufficient practical difficulty.

Commissioner Roach asked how much larger the proposed sign would be and Ms. Wessler responded that it will be one square foot larger.

Commissioner Johnson moved to open the public portion of the hearing (Support: T. Roach) and the motion carried unanimously.

Dave Wayland, Director of Planning, St. Joseph Hospital Medical Center – stated that he is responsible for all new renovations for St. Jos. He added that the sign is actually smaller than the existing sign, since it is taller by about 7-1/2" but narrower than the old sign, which is 15 yrs old. The old sign is 56.3" and the new proposed sign is 48.29". It is actually deceptive because of the shape of the sign but is a better "wayfinding" sign since the address is included.

Commissioner Johnson asked staff if the applicant made a smaller sign, what the guidelines would be. Ms. Wessler stated that anything less than 10' and more than 3 ft from the property line would be considered conforming. She just noticed from the numbers she was using when calculating the size actually include the address, which should have been discounted, so it is her opinion that the applicant would not need a variance.

Commissioner Johnson moved to close the public portion of the hearing (Support: T. Roach) and the motion carried unanimously.

Commissioner Roach moved that the variance request is denied as requested due to new information regarding the signage being provided with the following findings:

1. That denial of this variance does not preclude the applicant's ability to retain the current sign, reface the current sign, or update the sign and make it smaller, in accordance with Sec 122-208.
2. That the sign as proposed is actually smaller than the existing sign.

The motion was supported by Commissioner Albers and carried unanimously by voice vote.

2. Election of Officers

Commissioner Johnson moved to re-elect John Bailey as Chairperson (Support: T. Roach) and the motion carried unanimously. Commissioner Bailey moved to re-elect Tom Roach as Vice-Chair (Support: J. Albers) and the motion carried unanimously.

VII. ADJOURNMENT

Since there was no further business, Commissioner Roach moved to adjourn the meeting (Support: R. Johnson) and the motion carried unanimously. The meeting adjourned at 7:30 p.m.