

ZONING MINUTES
Cascade Charter Township
Zoning Board of Appeals
Tuesday, September 9, 2014
7:00 P.M.
Cascade Library Wisner Center
2870 Jackson Avenue SE

ARTICLE 1. Chairman Casey called the meeting to order at 7:00 P.M.
Members Present: Berra, Casey, Hammond, McDonald, Neal
Members Absent: Cousins
Others Present: Planning Director Steve Peterson

ARTICLE 2. Chairman Casey led the Pledge of Allegiance to the flag.

ARTICLE 3. Approve the Agenda.

Motion was made to approve the Agenda by Member McDonald. Support by Member Hammond. Motion carried 5-0.

ARTICLE 4. Approve the Minutes of the August 12, 2014 Meeting.

Motion was made by Member McDonald to approve the Minutes of the August 12, 2014 Meeting as written. Support by Member Berra. Motion carried 5-0.

ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.

No visitors present wished to speak to non-agenda items.

ARTICLE 6. Case # 14-3205 Consumers Credit Union
(Public Hearing)

Property Address: 5575 28th Street

Requested Action: The Applicant is requesting a variance to install two wall signs on the building.

Planner Peterson introduced the case. This is the out lot in front of Meijer's on 28th Street. When the Meijer development was put together, the Sign Ordinance allowed for one (1) wall sign 100 sq. ft. in size. Since then we have amended our General Sign Ordinance to allow for multiple wall signs as long as the total square footage of the signs does not exceed what is allowed. Since this project falls under the Meijer PUD it is limited to one wall sign. The Applicant is requesting approval for two 45 sq. ft. signs. I recommend approval of the variance to allow the Applicant to install two wall signs on the building.

Chairman Casey asked the Applicant to come forward with comments.

Steve Vander Sloot, of Sign Art, represented Consumer's Credit Union. The signage that the Applicant is requesting to split is their standard wall signs. When we do the calculation of area on the signs we do not take into consideration the negative space

within the signs. Taking this into consideration, the signs would be closer to 30 sq. ft. each.

Member McDonald made a motion to open the Public Hearing. Support by Member Hammond. Motion passed 5-0.

No one wished to speak at the Public Hearing.

Motion by Member McDonald to close the Public Hearing. Support by Member Hammond. Motion passed 5-0.

Motion by Member McDonald to approve the variance request based on Staff's findings of fact. Support by Member Berra. Motion passed 5-0.

ARTICLE 7. Any other business

There was no new business.

ARTICLE 8. Adjournment

Motion made by Member McDonald to adjourn the meeting. Support by Member Berra. Meeting adjourned at 7:08 PM.

Respectfully submitted,
Bill Cousins, Secretary
Ann Seykora/Debra Groendyk
Planning Administrative Assistant