

**ZONING MINUTES**  
**Cascade Charter Township**  
**Zoning Board of Appeals**  
**Tuesday, March 22, 2016**  
**7:00 P.M.**  
**Cascade Library Wisner Center**  
**2870 Jackson Avenue SE**

**ARTICLE 1.** Chairman Berra called the meeting to order at 7:00 P.M.  
**Members Present:** Berra, Casey, McDonald, Milliken, Pennington  
**Members Absent:** None  
**Others Present:** Community Development Director Steve Peterson and those listed on the sign in sheet.

**ARTICLE 2.** Chairman Berra led the Pledge of Allegiance to the flag.

**ARTICLE 3.** Approve the current Agenda.

**Motion made to approve the Agenda as printed by Member Pennington. Support by Member McDonald. Motion carried 5-0.**

**ARTICLE 4.** Approve the Minutes of the January 12, 2016 Meeting.

**Motion made by Member McDonald to approve the Minutes of the January 12, 2016 Meeting as written. Support by Member Pennington. 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 #15:3285 Cascade Township**

**Public Hearing**

**Property Address:** 5211 28<sup>th</sup> Street

**Requested Action:** The Applicant is seeking a variance to allow a sign to be constructed taller than permitted by the sign ordinance and closer to the ROW than permitted.

Community Development Director Peterson presented the case. This is located at 28<sup>th</sup> Street and I-96. This is a sign for the Township. The Township is applying for a variance to have a sign that is a little taller than permitted and closer to the Right of Way (ROW) than permitted. The drawing in the packet shows that there are a couple of walls present and the sign sits atop the walls. The wall is adjacent to the ROW and the sign sits about three (3) feet back. That is the first variance the Township needs for the location of the sign and then another for height of the sign. We are including the swoop feature as part of the sign which makes the sign 11.5". The way we handle municipal signage is essentially we took the most restrictive signage in the Township and applied it to municipal signs. Municipal signs are limited to 64 sq. ft. This sign in total would be about 21 sq. ft. Municipal signs are either permitted in the right of way or are required to be 25' back from the ROW and five (5) feet high. This sign is three (3) feet from the ROW and 11.5 feet high. A little background on how we got here, the Township has been talking about having some improved identity signage when you come in and out of

the Township. The DDA has incorporated this into their plans as well. When Drury Hotel came in and built on the adjacent lot they stated that they would build the walls for us as part of a streetscape improvement. That is something that essentially was required. We offer several different options in order for them to be permitted to build to the height that they required. If there is not a sign out there, there will be a wall that Drury will be building for us. We had our designer create something that we could use throughout the township and you will see it elsewhere in the Township in the future in the Village and at the 36<sup>th</sup> Street Interchange. We are also looking to place a sign at Patterson and 28<sup>th</sup> Street. If this were a commercial sign in this Expressway Zoning District the sign could be 30' tall and 110 sq. ft. In this particular zoning district a much larger sign would be permitted. The ROW is quite large at 75-80' to the middle of the ROW and another 200' to the south. My point is that this is unusual so the even the placement of the sign in the wall although adjacent to the ROW from an appearance standpoint will not appear out of place as you go west down 28<sup>th</sup> Street. That is not that different from other variances that have been granted in areas that have a wider ROW than usual. The Township has received some variances in the past. The 28<sup>th</sup> Street banners for the 4<sup>th</sup> of July received a variance as did the Tassel Park signs. I did give you the findings of fact, I am recommending the approval of the sign as it is shown on the sketches in your packet. I think this meets our standards and thresholds for a sign variance. I don't think there will be a problem with other businesses saying that there was special treatment given to the Township. I am recommending that the sign variance be approved.

Member Pennington wanted to know if the sign design as was originally presented was a very expensive design, is that what has been decided upon for this location and the other locations? Director Peterson stated that they met with a local fabricator to build out of different materials, which reduced the cost. The look of the signs are all similar, but the cost was significantly reduced.

**Chairman Berra asked the applicant to come forward with comments.**

The Applicant did not have any further comments.

**Member McDonald made a motion to open the Public Hearing. Second by Member Pennington. Motion passes 5-0.**

Chairman Berra asked anyone with comments to come forward.

Ben Swayze, Cascade Township Manager, stated that there will be approximately 12 signs, and the second one has been budgeted for this year. It will go down on Patterson and 28<sup>th</sup> Street. Because of the way they are designed they won't be permitted to be in any of the ROW, as they do not meet any of the Road Commission standards. So this will be brought to the Board each time for sign reviews.

**Member McDonald made a motion to close the Public Hearing. Second by Member Pennington. Motion passes 5-0.**

**Member McDonald made a motion to approve the variance based on meeting the findings of fact as indicated in the staff report. Second by Member Pennington. Motion passes 5-0**

**ARTICLE 7 Any other business.**

Director Peterson stated there will not be an April 12 meeting.

**ARTICLE 8. Adjournment**

**Member McDonald to adjourn the meeting. Support by Member Pennington. Motion Passed 5-0. Meeting adjourned at 7:20 PM.**

Respectfully submitted,

Ann Seykora/Julie Kutchins  
Planning Administrative Assistant