

MINUTES

Cascade Charter Township Zoning Board of Appeals
Tuesday, February 10, 2009
7:00 p.m.

ARTICLE 1. Acting-Chair Wilson called the meeting to order at 7:00 p.m.
Members Present: Casey, Trustee Goldberg, James, McDonald
Members Absent: 1st Alternate Neal (excused), 2nd Alternate Richards (excused)
Others Present: Planning Director Peterson, Recording Secretary Hern, and Members of the Public.

ARTICLE 2. **Pledge of Allegiance**

ARTICLE 3. Acting-Chair Wilson requested a motion for approval of the February 10, 2009 Agenda.

Motion was made by Trustee Goldberg and supported by Member McDonald to approve the Agenda as presented. Motion carried unanimously.

ARTICLE 4. Acting-Chair Wilson requested a motion for approval or corrections of the November 11, 2008 Meeting Minutes.

Motion was made by Trustee Goldberg and supported by Member McDonald to approve the November 11, 2008 Minutes as presented. Motion carried unanimously.

ARTICLE 5. **Case # 09-2961: Forest Hills Community Expo**
Applicants: East Paris Business Association, Cascade Business Association and Ada Business Association.
Property Address: Corner of Jacksmith and 28th Street
Requested Action: The Applicants are requesting a Sign Variance to allow the placement of temporary banner signs.

Planning Director Peterson said the Applicant is requesting to hang a temporary banner sign for the community expo at 28th Street and Jacksmith, same location as the 4th of July Banner the Township displays.

The sign is would be used to promote the Forest Hills Community Expo. The event is being sponsored by the Ada, Cascade and east Paris Business Associations.

This request is to allow the banner signs to be up two (2) weeks prior to the event.

The Township applied for a Variance for the 4th of July banners, but was decided that the Township did not need a Variance since no business advertising was included on the signs.

Most recently the Township has granted a Variance for the American Cancer Society to use this same location for their annual event.

The banner does not have any individual business advertising on it and Planning Director Peterson displayed an example of the proposed sign.

Staff's report also includes the sections of the sign ordinance that are most pertinent to this case.

Given the fact that this is a special community event, it is very different from the normal businesses that try and do extra advertising with banners and trailer signs. Staff believes that this type of sign is not that different from the 4th of July banners as a community event and would recommend approval of the request on the conditions that:

- 1) The banner does not include any individual business advertising.
- 2) The banner is allowed in lieu of additional small signs around the Township.

Acting-Chair Wilson opened the meeting for questions of Staff from the Zoning Board. Being no questions of Staff, Acting-Chair Wilson invited the Applicant to add any comments.

Tammy Kerr representative of Forest Hills Community Expo and Ada Business Association said the sign is 6-foot by 22-feet and does not have any business advertising on it. The example Planning Director Peterson is the sign with the exception of the date updates still to be made.

East Paris Business Association, Cascade Business Association and Ada Business Association are holding the Forest Hills Community Expo. They would like to promote the event two (2) weeks prior to provide community awareness.

Applicant Kerr also said that the Associations would not have any additional smaller signs promoting the event this year if the banner is allowed.

Trustee Goldberg asked if the business associations are non-profit and Applicant Kerr said they are all 501(c)3 non-profits.

Member McDonald asked if the smaller yard type signs are illegal in the Township and Planning Director Peterson said that is correct. He asked the Applicant if they are comfortable not having additional signs promoting the event and Applicant Kerr said they would like the banner in lieu of the smaller signs. They accept both of Staff's conditions.

Member James asked how the businesses would be participating without having any additional signage. Applicant Kerr said the businesses will have signage displayed indoors and will have fliers they can also distribute or put on display.

Acting-Chair Wilson requested a motion to open the Public Hearing.

Motion was made by Member Casey and supported by Trustee Goldberg to open the Public Hearing. Motion carried unanimously.

Staff reported no letters or phone calls were received regarding the case and no members of the public wished to address the Board.

Motion was made by Trustee Goldberg and supported by Member Casey to close the Public Hearing. Motion carried unanimously.

Trustee Goldberg questioned if this case needs to be before the Zoning Board for a Variance and asked if this request falls under non-commercial? Planning Director Peterson said the non-commercial reference is meant for election signs. Trustee Goldberg suggested having the planning Commission review the ordinance and possibly create a sub-category regarding these types of requests.

Member McDonald supported the request for a Variance. He favors the Township's strict rules on signs but this being a community event is an exception and is temporary. He also favors Staff's two (2) recommendations that no businesses advertise on the banner and that no other outside signs be displayed in the Township.

Motion was made by Trustee Goldberg and supported by Member McDonald to approve the Applicant's request for a Sign Variance to allow the placement of a temporary banner at the Corner of Jacksmith and 28th Street with Staff's conditions:

- 1) **No businesses advertise on the banner.**
 - 2) **No additional small signs promoting the event.**
- Motion carried unanimously.**

ARTICLE 6.

Election of Officers

Planning Director Peterson said the Zoning Board needed to elect a Chair and a Vice-Chair/Secretary for 2009.

Nomination was made by Member James and supported by Trustee Goldberg to appoint Member Wilson as Chair of the Zoning Board of Appeals. Motion carried unanimously.

Nomination was made by Member McDonald supported by Trustee Goldberg to appoint Member Casey as Vice-Chair/Secretary of the Zoning Board of Appeals. Motion carried unanimously.

Nomination was made by Member McDonald supported by Chairwoman Wilson to appoint Member James as representative to the Village Design Committee. Motion carried unanimously.

ARTICLE 7.

Any Other Business

Planning Director Peterson noted the ZBA will have a March meeting and there was no other business.

ARTICLE 10.

Adjournment

Motion was made by Member James and supported by Trustee Goldberg to adjourn. Motion carried unanimously and the meeting was adjourned at 7:24 p.m.

Respectfully submitted,

Mel Casey, Vice-Chairman/Secretary

Lisa Hern, Recording Secretary