



**Cedar Springs Zoning Board of Appeals
Meeting**

MINUTES

Thursday, December 28, 2017

6:00 p.m.

**Cedar Springs City Hall
66 S. Main St.
Cedar Springs, Michigan**

1. Chairperson Owens called the Meeting to Order at 6:02 p.m. The Pledge of Allegiance was recited.

2. <u>ROLL CALL:</u>	Mrs. Pat Capek	<u>Present</u>
	Mr. Steven Schmitz, Secretary	<u>Excused</u>
	Mrs. Linda Nead	<u>Present</u>
	Mrs. Rose Ellen Powell, Vice Chairperson	<u>Present</u>
	Mr. Craig Owens, Chairperson	<u>Present</u>

3. Motion to approve the agenda.

Motion by **Owens** supported by **Capek** to approve the agenda with the addition of 3a) Conflicts of Interested/Ex-Parte Communication.

Voice Vote

4-0

Motion Carried.

3a. CONFLICTS OF INTEREST AND EX-PARTE COMMUNICATION INQUIRY

None.

4. Motion to approve the minutes of the September 27, 2017 Meeting.

Motion by **Powell** supported by **Capek** to approve the minutes of the September 27th, 2017 Meeting

Voice Vote

4-0

Motion Carried.

5. NEW BUSINESS.

- A. Motion to consider a variance request from Perrin Construction representing The Brooks of Cedar Springs for property located at 4170 Solon Street NE Cedar Springs, MI 49319. The applicant seeks relief from Sec. 40-545, that requires the maximum ground sign size of 24 square feet and a maximum height of 6 feet in the R-3 district.

Parcel Number: 41-02-25-300-047

Motion to consider a variance request from Perrin Construction representing The Brooks of Cedar Springs for property located at 4170 Solon Street NE Cedar Springs, MI 49319. The applicant seeks relief from Sec. 40-545, that requires the maximum ground sign size of 24 square feet and a maximum height of 6 feet in the R-3 district.

Powell remarked that the City Council will be reviewing an updated sign ordinance that would increase the permitted sign to 50 square feet.

Voice Vote

4-0

Motion Carried.

- B. Motion to open the Public Hearing.

Motion by **Owens** supported by **Powell** to open the public hearing at 6:17 p.m.

Voice Vote

4-0

Motion Carried.

- a. Applicant Comments
i. Supplemental Information

Scott Perrin reported that a residential community normally has a speed limit of 25mp, but the posted speed at the specific location is 45 mph. He also noted that the 3ft elevation difference is the cause for a larger sign than permitted. He reported that The Brooks should be operational by March. The applicant stated that they could work within the bounds of the revised ordinance that would allow a maximum sign size of 50 square feet.

- b. Public Comment

None.

- c. Staff Comment

Womack stated that the **B**rooks requested the R-3 Designation that would limit the sign size. He stated that the 3 foot elevation change is not a sufficient change in elevation to require a larger sign.

- C. Motion to close the Public Hearing.

Motion by **Capek** supported by **Nead** to close the public hearing at 6:20 p.m.

Voice Vote

4-0

Motion Carried.

- D. Zoning Board of Appeals motion to approve, deny or table the request.

Motion by **Owens** supported by **Powell** to deny the request variance request from Perrin Construction representing The Brooks of Cedar Springs for property located at 4170 Solon Street NE Cedar Springs, MI 49319 based that the applicant was not able to identify the hardship of the location and the affirmative action of the applicant of choosing the R-3 designation.

Voice Vote

4-0

Motion Carried.

6. ANY OTHER BUSINESS.

Powell stated that the proposed sign ordinance was a win-win for both parties.

7. ADJOURNMENT.

Motion by **Capek** supported by **Nead** to adjourn the meeting at 6:23 p.m.

Voice Vote

4-0

Motion Carried.

Rebecca Newland, City Clerk

Craig Owens, ZBA Chairperson