

GERRISH TOWNSHIP(GT) ZONING BOARD OF APPEALS (GTZBA) MINUTES

MEETING: ZBA Appeal No. 23.05, Lot 72-004-110-002-1000, 9025 N. Cut Rd., Roscommon, MI 48653 (Mr. Robert Solomon, NORBOB LLC., DBA: East Higgins Lake True Value Hardware).

DATE: Jun 12, 2023.

MEMBERS PRESENT: Mike Briggs, John Klein, Jim Lippert, Jim Thorburn, & Barb Stauffer.

MEMBERS ABSENT: None.

OTHERS PRESENT: Jason Jansen (GT Bldg. & Zoning Administrator [GTBZA]), & 1 Citizen.

MEETING OPENED: 10:01 a.m. by Chair Thorburn.

PLEDGE TO FLAG: Recited.

AGENDA CHANGES: None.

REVIEW & APPROVAL OF GTZBA 23.03 MINUTES: Motion by Stauffer, seconded by Klein to ***“approve the minutes of GTZBA-23.04 held Apr 24, 2023.”*** Motion carried (5-0).

WELCOME & COMMENTS: Chair Thorburn provided general comments on the hearing process.

CONFLICTS OF INTEREST: Each Board member re-affirmed they had no conflicts of interest in considering this appeal.

COMMUNICATIONS RECEIVED: None.

APPEAL NO. 23.05: Thorburn opened the hearing and read the appeal filed by Mr. Robert Solomon, owner/applicant on behalf of NORBOB LLC., DBA: East Higgins Lake True Value Hardware for his property at 9025 N. Cut Rd., Roscommon, MI 48653 (Parcel No. 72-004-110-002-1000). He appeared before the GTZBA to request an 8’ front yard setback and 9 square feet signage area variances to replace the legal non-conforming East Higgins Lake True Value Hardware ground sign that was destroyed by a wind storm. Per the GT Zoning Ordinance (GTZO), Article 9 (*Signs*), Section 9.6 (*Non-conforming Signs*), Sub-Section A (*General*), Paragraph 2.c, and Table 9.5-1 (Commercial Ground Signs), the required front yard setback is 10’. The proposed setback is 2’, deficient by 8’. The maximum allowed signage area is 31 square feet. The proposed area is 40 square feet, deficient by 9 square feet. The Seven Standards and the applicant’s written responses were read into the record. No communications were received. The owner/applicant answered questions and discussed the variances requested with the Board. No Public comments were made. All members confirmed they visited the site prior to this meeting. The open portion of the meeting was then closed and the Board further reviewed the owner’s responses to the Seven Standards. Upon review of the applicant’s information, pertinent GTZO Articles, and further discussion, the Board entertained a motion based on considerations that included the following:

- The proposed replacement sign will not block views of traffic;
- The proposed replacement sign is the same size and dimensions as the sign being replaced;
- The proposed location of the replacement sign is in the same spot as the sign being replaced was for the past 30 years;
- The proposed replacement sign setback location is in line with neighboring Commercial Business Signs; and

- Moving the location of the sign to within front yard setback standards would require a modification to the current entry way and parking area that would limit and impede traffic flow due to the location of the Store and its parking spaces.

A motion was then made by Briggs and supported by Klein, as follows:

“Move to approve the requested 8’ front yard setback and 9 square feet signage area variances to build a Commercial Sign as requested by the owner/applicant Mr. Robert Solomon (NORBOB LLC., DBA: East Higgins Lake True Value Hardware), for his property located at 9025 N. Cut Rd., Roscommon, MI 48653 (Parcel No. 72-004-110-002-1000) as submitted in his application (dated May 7, 2023) based on the findings contained in the minutes of Jun 12, 2023 as it meets all Seven Standards.”

Motion carried (5-0). The applicant was notified and given a formal letter of this decision and was informed of the steps others can take to appeal this decision if desired.

PUBLIC COMMENT: None.

OTHER BUSINESS: None.

MEETING CLOSED: A motion was made by Thorburn, and supported by Briggs to adjourn meeting. Motion carried (5-0). Thorburn closed meeting at 10:38 a.m.

Michael B. Briggs, Secretary

Date Approved