

**TALLMADGE CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
APRIL 17, 2008**

Charles Gilson called the meeting to order at 7:30 p.m.

Members present: Shirley Bruin, Matthew Fenske, Clifford Bronkema and Charles Gilson

Member Absent: Mary Gavin

The minutes of the February 21, 2008 meeting were approved as presented.

1. John Davis of the Coptic Center is requesting a variance from Section 16.06 (g) – General Provisions, to locate a freestanding sign within a private right-of-way located at O-377 Lake Michigan Drive NW. This parcel number 70-10-024-400-069 is zoned General Commercial. This item had been tabled at the February 21, 2008 meeting.

At the last meeting the Zoning Board of Appeals had left it up to the applicant to find an alternative location for the sign; however that has not been submitted. Randy Smith of Grand Valley Land Development had done some remodeling for the Coptic Center. He presented photos of the existing signage and a copy of a survey indicating the Lake Michigan Drive right-of-way and the 31 foot wide ingress/egress easement. The existing sign is 7.8 feet in the Lake Michigan Drive right-of-way. The three neighbors that share the ingress/egress easement proposed eliminating the existing signs and erecting a new shared sign that would be 4 feet off the Lake Michigan right-of-way and 10 ½ feet off the west property line, which would be in the 31 foot easement. Mr. Smith said the neighbor to the east did not want a sign on their property and the neighbor to the west had not been contacted.

Mr. Smith then read the responses to the Standards of Review submitted by Mr. Davis of the Coptic Center. In summary, Mr. Davis indicates the existing signage is currently in the right-of-way of Lake Michigan Drive and in the ingress/egress easement used by themselves and three other property owners. Their building is located approximately 1000 feet north of Lake Michigan Drive on this easement, which has made it difficult for people to find. They have received an e-mail from someone who could not find their location, and are concerned that fire or police departments would not be able to find them in an emergency. They feel that the proposed sign would be an improvement to the existing sign and added that if a new road were put in today, it would have a name with a sign, and be addressed for the property owners using the road.

Mr. Davis said they would like a road with a name and addresses assigned on that road and new signage. Mrs. Davis said when they purchased the property there was an existing sign from the previous owners. Clifford Bronkema pointed out that if a new parcel is created on that easement it would have to be brought up to current standards.

Mr. Smith indicated the proposed sign is close to the maximum size allowed and would be similar in size to the existing sign for Standard Grand Valley. Charlie Gilson pointed out that the applicant needs to meet all of the criteria in the Standards of Review and he added that a non-conforming sign cannot be replaced with another non-conforming sign. The Zoning Board of Appeals has to consider the legality of allowing a sign in the easement. Mrs. Davis asked if the existing sign was grandfathered. Mr. Gilson said she had better check with the Zoning Director.

Matthew Fenske moved, Shirley Bruin supported, motion CARRIED to DENY the request based on the fact it does not meet the criteria of the Standards for Review, Section 21.07 (d), of the Zoning Ordinance. Ayes: Shirley Bruin, Matthew Fenske, Clifford Bronkema and Charles Gilson. Nays: none.

Meeting Adjourned at 8:15 p.m.

Respectfully Submitted,

Denise L. Somers, Administrative Assistant