

**CHARTER TOWNSHIP OF FLUSHING
6524 N. SEYMOUR ROAD
FLUSHING MICHIGAN 48433
ZONING BOARD OF APPEALS**

DATE: SEPTEMBER 5, 2000 **TIME: 7:30 P.M.**
PHONE: 810-659-0800 **FAX: 810-659-4212**
WEB ADDRESS: <http://www.gfn.org/flushing/main.htm>

MEETING CALLED TO ORDER at 7:30 p.m. by Vice Chairman Workman. He asked the recording secretary to call the roll.

MEMBERS PRESENT

Harvey Workman, Vice Chairman & Secretary
Lynn C. McLean, Township Board Representative
James Sarka

ALSO PRESENT:

Jerald W. Fitch, Building Inspector
Ida M. Reed, Recording Secretary

MEMBERS ABSENT: Chairman Edward Henneke and Richard Vaughn

OTHERS PRESENT: Ted Breidenstein, Gary Churchill, and Mike Gardner

APPROVAL OF AGENDA: McLEAN MOVED, seconded by Sarka to approve the agenda as presented. MOTION CARRIED

CONSIDER APPROVAL OF PREVIOUS MINUTES: McLEAN MOVED, seconded by Sarka to approve the minutes of February 24, 2000 as printed. MOTION CARRIED.

RICHARD VAUGHN arrived at 7:38 p.m.

NEW BUSINESS:

APPEAL BY GARY CHURCHILL, 8233 FRANCES ROAD FOR DENIAL OF SIGN PERMIT:
VICE CHAIRMAN WORKMAN asked Mr. Churchill to explain to the board what he is requesting.

GARY CHURCHILL stated that his wife does dog grooming, and he is asking for board approval to put up a sign advertising dog grooming in their home. They would like to put up a sign about the size of a real estate sign. They want to have a sign that is professionally done. They would like to locate the sign 38 feet from the center of the road, 101 feet from the east property line and 67 feet from the west property line.

All board members were given a diagram of the property and the location he wishes to place the sign. The members were also given a copy of the sign that Mr. Churchill would like to have placed in his front yard.

McLEAN asked if he planned on having the sign put on aluminum or something of that nature? He also asked how he plans to put up the sign, and he asked about the height of the sign?

Mr. Churchill plans to have a sign made out of plastic or vinyl, something with low maintenance that will last a long time. He plans to install a 4 X 4 post and hang it from an arm off the post.

VAUGHN stated that there are two other service signs along Frances Road in that same area.

VICE CHAIRMAN WORKMAN opened the meeting for public comments. There were no comments from the public. He then opened it up for board comments.

Discussion ensued concerning the sign ordinance and some of the sign requirements. Some thought the sign should be placed 10 feet behind the road right of way, which would be 43 feet from the center of the road. It was also pointed out that the north side of Frances Road is in Montrose Township and they allow signs on residential property, and some of them are quite large.

JERRY FITCH felt that if this request were approved we would be contributing to a problem that already exists.

WORKMAN stated that it is his understanding that the main reason the Building Inspector denied the sign permit was because of sign limitations with home occupation. Under a home occupation the only sign allowed is a two square foot sign on the home. He stated that there are a number of signs in the township that are in violation of this stipulation. To deny Mr. Churchill is difficult. There are all these signs that are out of compliance. We need to do one of two things, either get everyone into compliance or withdraw the ordinance entirely.

SARKA stated that he could see the reasoning behind only allowing a 2 square foot sign on the house for a home occupation. We certainly don't want a sign in the front yard of every home in the township with a home occupation permit. If they want to open a business where they need a sign they should do it in a zoning district that allows signs.

VICE CHAIRMAN WORKMAN called for a motion on the request of Mr. Churchill.

McLEAN MOVED, seconded by Vaughn to approve a sign permit for Mr. Churchill at 8233 Frances Road providing the sign is done professionally on material that will weather and not fall apart within two or three years. The sign is to be kept at the size Mr. Churchill requested, which is 24 inches by 36 inches. That the sign is to be placed 43 feet from the center of the road and 101 feet from the east property line and 67 feet from the west property line. The placement of the sign is not to exceed 4 feet in height. Yes: 4. No: 0. MOTION CARRIED.

NEXT REGULAR MEETING will be held on Tuesday, January 4, 2001, at 7:30 p.m.

ADJOURNMENT: McLEAN MOVED, seconded by Vaughn to adjourn the meeting. MOTION CARRIED.

Edward Henneke, Chairperson

Ida M. Reed, Recording Secretary

Harvey Workman,
Vice-Chairman/Secretary

Date Approved