

**DRAFT MINUTES OF THE GAINES CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
FOR THE REGULAR MEETING HELD ON
November 11, 2009**

I. CALL TO ORDER AND ATTENDANCE. The meeting was called to order at the Township Offices, 8555 Kalamazoo Avenue SE, at 7:01 p.m. by Chairperson Drenth. Attendance was as follows:

- A. MEMBERS PRESENT:** Don Drenth, Ted Essenburg, Gayle McGrath, Ruth Ringnalda (Alternate).
- B. MEMBERS ABSENT:** Dan Fryling, Dick Steigenga.
- C. OTHERS PRESENT:** Megan Sharp, Assistant Planner.

II. CONSIDERATION OF MEETING AGENDA

- MOTION:** By **RINGNALDA**, supported by **ESSENBURG**, to approve the agenda for the November 11th, 2009 meeting.
- YES:** Drenth, Essenburg, McGrath, Ringnalda.
- NO:** None.
- ABSENT:** Dan Fryling, Dick Steigenga.
- MOTION CARRIED.**

III. CONSIDERATION OF MEETING MINUTES

- MOTION:** By **ESSENBURG**, supported by **RINGNALDA**, to approve the minutes for the October 14th, 2009 regular meeting as presented.
- YES:** Drenth, Essenburg, McGrath, Ringnalda.
- NO:** None.
- ABSENT:** Dan Fryling, Dick Steigenga.
- MOTION CARRIED.**

IV. INQUIRY OF CONFLICT OF INTEREST: None.

V. ADVERTISED PUBLIC HEARINGS

1. **7:05 PM – Dimensional (Non-Use) Variance – 80 68th Street SE (File No. 091016SH)** - A request to replace five (5) directional signs with signs larger than the existing signs and that exceed the maximum size permitted.

Kenneth Ruszkowski of Spectrum Health explained the purpose of the request was to reflect Spectrum Health’s recent brand change at this location as a major pavilion and urgent care facility, to cure existing sign deficiencies, to reflect service changes, and to make site navigation easier. The sign size changes included increased text size for their elderly patients and a reduction in the number of signs to decrease confusion.

Chair Drenth opened and closed the public hearing at 7:05 p.m. as there was no public present to comment.

Essenberg and Ringnalda found it made good sense to improve remaining signs and remove excess signs, for an overall decrease in sign number and square footage.

Drenth stated he had been to the site and found the proposed changes would improve navigation.

- MOTION:** By **ESSENBURG**, supported by **MCGRATH**, to approve the requested variance for File No. 091016SH, based on the following findings:

1. Uniqueness of Property

This standard is met due to the site’s many nonconforming signs, and that the site’s primary use requires directory signs for efficiency, safety, and the patients’ and community’s welfare.

2. Practical Difficulty

The problem is not self-created as the site's use requires visible directory signs for optimal way finding, and public safety and medical personnel response. The proposed signs are the minimum size necessary for safe visibility, and there is practical difficulty complying with the ordinance while providing safe site circulation.

3. Adverse Effects

This standard is met as the proposed signs' size difference should not be discernable from any neighboring properties, as the overall number and square footage of signs is being reduced. It will not be detrimental to the eclectic and diverse character of the neighborhood or impair the intent of the O-S Office Service zoning district to provide medical facilities and offices.

4. Recurrent Nature

This standard is met based on a lack of similar requests.

YES: Drenth, Essenburg, McGrath, Ringnalda.

NO: None.

ABSENT: Dan Fryling, Dick Steigenga.

MOTION CARRIED.

VI. PUBLIC COMMENT ON NON-AGENDA ITEMS: None.

VII. GENERAL DISCUSSION.

Sharp noted that a 2010 Meeting Schedule was included with the Board's agenda packet.

VIII. ADJOURNMENT

MOTION: By **ESSENBERG**, supported by **RINGNALDA**, to adjourn.

YES: Drenth, Essenburg, McGrath, Ringnalda.

NO: None.

ABSENT: Dan Fryling, Dick Steigenga.

MOTION CARRIED.

Meeting adjourned at 7:16 p.m.

CERTIFICATION

I hereby certify that the above is a true copy of the minutes from the November 11th, 2009 regular meeting of the Gaines Charter Township Zoning Board of Appeals held at the time and place mentioned above pursuant to the required statutory procedures.

Respectfully submitted,

Richard Steigenga, Secretary
Gaines Charter Township
Zoning Board of Appeals

Dated: _____, 2009