



**MORTON TOWNSHIP ZONING BOARD OF APPEALS
MEETING MINUTES – APRIL 6, 2021**

Meeting called to order at 6:00 P.M. by Jeff Cross

Pledge of Allegiance to the Flag by all

Members Present: Dennis Morawa, Yulanda Bellingar, Jeff Cross

Members Absent: None

Others Present: Zoning Administrator, Rich Davis; Recording Secretary, Vicky Esch; Supervisor, Mark Klumpp

Public Present: Bob Doerr

Motion by: Yulanda Bellingar

To Approve the minutes of the February 10, 2021, meeting as presented.

2nd by: Dennis Morawa

Vote: 3 Ayes 0 Nays 0 Absent Motion Carried

Open Public Hearing

New Business

A. The hearing is for the purpose of hearing an appeal of the Zoning Administrator’s decision to deny Sign Installation Permit (PS20-005), to change the existing sign and message in violation of the Morton Township Zoning Ordinance Sections: 7.3.2 Definitions, 7.3.5A Units of Measurement, 7.3.6 E Nonconforming Signs, and 7.3.14 H & I Billboards and Off-Premise Advertising Sign Requirements. The appeal is asking to change the existing sign and message. The new sign would be the same square feet as the existing sign.

Facts:

Property Code: 5411-021-004-000

Property Address: 9568 Buchanan Rd

Owner: Shirley Miles

Zoning: A-2

Applicant: Pat Bollman Enterprises (Agent – Robert Doerr)

Notice in Big Rapids *Pioneer* on March 23, 2021

Letters sent to 17 neighboring property owners on March 23, 2021

Chairman, Jeff Cross, presented the facts of the appeal as listed above.

Comments by Bob Doerr (agent on behalf on applicant):

- Existing sign has been there over 30 years.
- Same posts will be used for new sign unless they are rotten and have to be replaced.
- New sign, same size. One subject with two businesses listed. Do not see any reason why should not be approved.
- Have letter of approval from owner of property to reface the sign.
- Sign is grandfathered in.

Comments by Mark Klumpp (township supervisor):

- Sign application was denied by Fritz Pins, zoning administrator at the time of application.
- Township wants to support Mr. Bollman and his businesses. Agrees that the repair of the sign is needed.
- It is a non-conforming sign, off-site advertising.

Comments by Dennis Morawa (board member):

- Planning Commission & Zoning Board of Appeals very sensitive on signs. (reads paragraph from Section 7.3 Signs: A. Intent and Purpose)
- Sign in bad repair. New sign is more appealing. Think way it is advertised is well done.

Close Public Hearing

Dennis Morawa commented that he did not feel that the non-use variance review sheet they use for the “Finding of Facts” fits to use to review the sign appeal. The review standards do not fit. He suggested that the board state the “Finding of Facts” and agree or disagree with each of them.

Zoning Board of Appeals members “Finding of Facts” for sign appeal variance. For each statement presented, all board members agreed.

- The sign in question is a grandfathered sign.
- Sign existed prior to ordinance.
- It is a non-conforming sign in the sense that it does not meet the dimensions of height, length, width requirements in the ordinance.
- Existing sign is in disrepair.
- Proposed sign is of a comparable square foot, actually 3 feet smaller.
- Location of the sign not to be changed.
- Existing sign does not mention anything about dining ahead. The proposed sign does.

Motion by: Dennis Morawa

Determination of this board is:

In the finding of facts as per the Morton Township Zoning Ordinance, in granting a non-use variance, the Board approves the appeal to repair the sign in such a way as presented to the board and that the repaired sign would address all the “Findings of Facts” determined.

2nd by: Yulanda Bellingar

Roll Call Vote: Dennis Morawa – Yes; Yulanda Bellingar – Yes; Jeff Cross – Yes
3 Ayes 0 Nays 0 Absent Motion Carried

The appeal request for a non-use variance to repair the sign is approved.

Old Business

None

Correspondence

None

Adjourn Meeting.

Motion By: Dennis Morawa

To adjourn the meeting.

2nd By: Yulanda Bellingar

Vote: 3 Ayes 0 Nays Motion Carried

Meeting adjourned at 6:50 P.M.

Respectfully Submitted,

Vicky Esch

Vicky Esch, Recording Secretary