

**CHARTER TOWNSHIP OF COMMERCE
ZONING BOARD OF APPEALS ****SPECIAL MEETING******

Thursday, January 6, 2011

2009 Township Drive

Commerce Township, Michigan 48390

CALL TO ORDER: Rusty Rosman, Chairperson called the meeting to order at 5:30pm.

ROLL CALL: Present: Rusty Rosman, Chairperson
Jorge Pacheco, Secretary
Bill McKeever
Clarence Mills

Absent: Rick Sovel

Also Present: Kathleen Jackson, Township Planner

Chairperson Rosman introduced the Members of the Board as well as Kathleen Jackson, to those present. She reviewed the requirements for receiving a variance from the Zoning Board of Appeals including the fact that all the standards are to be met by the applicant. She assured the applicants present that the sites of the proposed variances have been visited by the members of the Zoning Board. She also explained that if a petitioner's variance request is granted, they will receive their letter of approval by mail. It is imperative that the letter be presented when applying for a building permit. A variance is valid for 365 days from the date of the approval letter. She added that in order to have a variance approved this evening; applicants would need the approval of 3 out of the 4 Zoning Board of Appeals members present.

APPROVAL OF MEETING MINUTES

MOTION by Mills, supported by McKeever, to approve the Zoning Board of Appeals Meeting minutes of October 28, 2010 as written.

MOTION CARRIED UNANIMOUSLY

PUBLIC DISCUSSION OF MATTERS NOT ON THE AGENDA

None

ITEM I: A10-01 – HAGGERTY SHOPPS – PUBLIC HEARING

Harvey Weiss owner of Haggerty Shoppes of Commerce MI is requesting a variance from Article 30 of the Commerce Township Zoning Ordinance to be allowed to exceed the square footage allowed for wall signs for the retail center "Haggerty Shoppes" located on Haggerty Road just east of the Meijer Store and north of Maple Road. Sidwell No.: 17-25-426-013

Chairperson Rosman opened the public hearing.

There were 2 returns and no letters

Kathleen Jackson, Planning Director gave a review.

ITEM I: A10-01 – HAGGERTY SHOPPS – PUBLIC HEARING (continued)

Alan Green spoke on behalf of the petitioner; signage is too small, could be a danger to public health and safety.

Board Comments:

McKeever – It should go to the Planning Commission first.

Pacheco – This is isolated – has to do with aesthetics of the building, this is not addressed in the Ordinance and agrees with it going back to the Planning Commission

Mills – This building would be an asset to the Township. Concerned with text amendments that would minimize the need for this variance.

Rosman – Some of the signs are harder to read than the others, those were personal/business issues. This needs to go to the Planning Commission first – the ZBA does not make policy.

Alan Green – Because of two frontages, the Zoning Ordinance does not address two frontages.

Rosman – You can come back to the ZBA on 1-27-11.

Alan Green – The Sign Ordinance is good, it just doesn't address this issue.

MOTION by McKeever, supported by Mills, to Table Item A10-09, the request by Harvey Weiss of Commerce Township, to be allowed to exceed the square footage allowed for wall signs for the retail center "Haggerty Shoppes" located on Haggerty Road just east of the Meijer Store and north of Maple Road. Sidwell No.: 17-25-426-013

MOTION CARRIED UNANIMOUSLY

OTHER MATTERS TO COME BEFORE THE BOARD

NEXT MEETING DATE: THURSDAY, JANUARY 27, 2011.

ADJOURNMENT

MOTION by Mills, supported by Pacheco, to adjourn the meeting at 6:10 p.m.

MOTION CARRIED UNANIMOUSLY

Jorge Pacheco, Secretary