

MINUTES
ZONING BOARD OF APPEALS

March 31, 2021
COUNCIL CHAMBERS, CITY HALL

CALL TO ORDER:

Zoning Director Andrea Kares called the Zoning Board of Appeals to order at 5:09 p.m.

ROLL CALL:

Present: Bray, Guest, Lewis, Keller (by phone)

Absent: Lamble, Broers

Zoning Director Andrea Kares suggested they postpone the election of officers until the next meeting.

Member Lewis made a motion to postpone the election of officers.

Member Bray seconded the motion.

Ayes: All to table the election of officers until the next meeting.

Public Hearing of Case ZBA 21-01

Andrea Kares, Zoning Director presented the variance as follows: **In Case ZBA 21-01, Freeman Family Enterprises**, 245 East Chisholm Street, Alpena, MI 49707. The applicant has applied to remove the current Save-A-Lot sign and erect a new one in the same location. The Alpena City Zoning Ordinance, Article 4, allows a maximum of 50 square feet for signs located in the CBD, or Central Business District. The wall sign currently in place at the Save-A-Lot is a total of 165 square feet. The application is proposing to remove the current wall sign and replace it with one totaling 125 square feet. The purpose of this request is to align the store with current Save-A-Lot branding.

Notices were sent to all adjoining property owners within 300 feet of the subject property.

Kares opened the public hearing and explained that since there is nobody from the public present, the public comment period would be dismissed. Kares suggested skipping the reading of the criteria, all members present are in agreeance.

In granting a variance, the board may attach conditions regarding the location, character, and other features of the proposed structure as it may deem reasonable in furtherance of the purpose of this ordinance. In granting a variance, the board shall state the grounds upon which it justifies the granting of said variance.

Staff Observations:

Kares asks if there are any questions for the applicant or herself. Guest states that the variance request is very cut and dry, and the new sign will be smaller and will be less of a non-compliance.

Member Lewis made a motion to approve the variance as submitted.

Member Bray seconded the motion.

Roll:

Ayes: Keller, Bray, Guest, Lewis

Nays: none

Motion passed: 4-0

NEW BUSINESS:

1. Member Guest made a motion to approve the minutes from the January 27, 2021 meeting as corrected to include Keller in the Role Call as he was present, not absent.

Member Lewis seconded the motion.

The minutes from the January 27, 2021 meeting were approved.

PUBLIC COMMENT:

No public comment.

COMMUNICATIONS:

There were no communications.

ADJOURNMENT:

Motion to adjourn made by Lewis.

Motion seconded by Bray.

With no other business to discuss, Zoning Director Kares adjourned the meeting at 5:13 p.m.

Alan Guest, Secretary

Chairman