

BIRCH RUN ZONING BOARD OF APPEALS
August 23rd, 2005

SPECIAL MEETING FOR VARIANCE

Chairperson Bill Nelson called the special meeting of the Birch Run Zoning Board of Appeals to order at 7:00 pm. Also present for the Zoning Board were Jerry Cook, Ed Magnus, Rosemary Manchester and Dennis Bronner. There were (4) members in the audience.

PASSED: Motion by Bronner seconded by Magnus to approve minutes for the June 28th, 2005 meeting.

Yeas: Magnus, Bronner, and Nelson

Nays: None

Abstain: Cook and Manchester

The purpose of this meeting was to determine whether Bronners billboard on parcel 05-10-6-28-2026-000 could be moved.

Public comment: 7:06pm to 7:28pm.

Dennis Bronner abstained from the variance and left the room.

The board discussed the 7 standards that need to be met from the ordinance section 6.07 (b).

#1 yes because there is no way to meet the 2000 ft. spacing between billboards.

#2 yes because the footage between billboards increases and in less non-conforming.

#3 yes because the landowner will remove the billboard if not moved.

#4 yes because the billboard is staying on the same parcel.

#5 yes because the position of the billboard will not affect the neighbors and is in harmony with the ordinance.

#6 yes because it will improve the property it set on if it is moved.

#7 yes because the billboard will be removed if not moved to side of property.

PASSED Motion by Magnus seconded by Cook to allow the billboard to be relocated near north ditch line of General RV on south side of ditch. This variance brings the billboard more into compliance with the lateral spacing requirements.

Yeas: Nelson, Magnus, Cook, and Manchester.

Nays: None

PASSED: Motion by Magnus seconded by Cook to approve variance for building set back from 300' to south side of ditch on parcel 05-10-6-28-2026-000. This variance brings more into compliance the billboard with the lateral set back. It is hidden on backside by cinema hollywood.

Yeas: Magnus, Manchester, Cook and Nelson

Nays: None

PASSED: Motion by Magnus seconded by Cook to approve variance for sign to be located 100' from centerline of the printed sign to I75's road right away.

This variance will improve vision for General RV's lot and for cinema hollywood's parking lot.

Yeas: Magnus, Manchester, Cook and Nelson

Nays: None

PASSED: Motion by Magnus seconded by Manchester to approve variance for billboard to maintain existing height. This variance allows General RV to use the ground area to display RV's and the billboard to still be seen.

Yeas: Magnus, Manchester, Cook and Nelson

Nays: None

PASSED: Motion by Magnus seconded by Manchester to approve variance for the existing sign structure to be moved. This variance is to allow a 35 year old, unique to this area billboard, to change location but stay on original property parcel # 05-10-6-28-2026-000.

Yeas: Magnus, Manchester, Cook and Nelson

Nays: None

8:35 Dennis Bronner rejoins the meeting

PASSED: Motion by Bronner seconded by Magnus to recommend to Planning Commissions to come up with a simplified table based on % of total lot area for the sq. footage of a out building.

Yeas: Bronner, Magnus, Manchester, Cook and Nelson

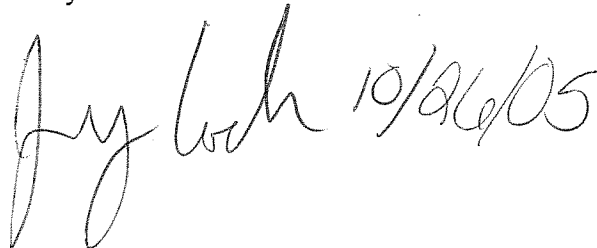
Nays: None

PASSED: Motion by Magnus seconded by Manchester to adjourn at 9:21.

Yeas: Bronner, Magnus, Manchester, Cook and Nelson

Nays: none

Jerry Cook
ZBA Secretary

 10/26/05