

ZONING BOARD OF APPEALS
PUBLIC HEARING JANUARY 13, 2000

The Public Hearing of the ZBA was called to order at 7:00 PM by Chairman David Hinds. Also present for the ZBA were Larry Peslak, Dean Johnson, and Eric Vorwerck. Ten (10) people were in the audience.

The ZBA heard a request from Richard Hinson of SSOE Inc. representing Meijers concerning a variance for the number and area of parking spaces, area and height of signs, and height of parking lot lights. The proposed store would be located at the northeast corner of Birch Run Road and Dixie Highway. Vicky Whalen of Meijers also presented information.

The ZBA followed the SSOE Inc letter dated January 11, 2000 in considering the variance requests.

Motion by Peslak, supported by Johnson to grant the variance for Meijers to provide 779 parking spaces. Motion carried 4-0.

Variance request for change in area of each parking stall was withdrawn by Richard Hinson.

Motion by Johnson, supported by Peslak to grant the variance for signage based on front footage of buildings (877.5 sq ft). Motion carried 4-0.

Motion by Peslak, supported by Vorwerck to grant the variance for sign height requirements by one foot on Dixie Highway sign and 2.5 feet on gas station sign from 24 foot maximum due to topography of land being lower than average ground height. Motion carried 4-0.

Motion by Peslak, supported by Vorwerck to grant the variance for light height to 41.5 feet next to store front, 37.5 feet within and along edges of main store parking, and 32.5 feet along Birch Run Road drives due to exceptional circumstance, the size of the lot. Motion carried 4-0.

The ZBA discussed whose responsibility it is to record the minutes of the ZBA meetings. Motion by Peslak, supported by Vorwerck to affirm the Township Clerk is responsible for the ZBA minutes. Motion carried 4-0.

Motion by Johnson, supported by Peslak to adjourn at 8:05 PM. Motion carried.

Sheila DiBerardino, Clerk
Birch Run Township