

MINUTES

THE ZONING BOARD OF APPEALS OF THE CITY OF BUCHANAN in compliance with Michigan’s Open Meetings Act, hereby gives notice of a regular meeting.

I. PUBLIC HEARING- CALL TO ORDER

Nixon opened the Public Hearing at 6:11 P.M.

II. PUBLIC HEARING- ROLL CALL

Mark Nixon, Joe Kruger, Larry Money (alternate)

Absent: Jason Lietz

Mayor Sean Denison will not be an acting member of ZBA since his company is involved in the project.

III. PUBLIC HEARING- OPENING OF HEARING

A. The purpose of this public hearing is to hear the request for a Variance from the strict terms of the zoning ordinance from North American Signs on behalf of Buchanan High School for the installation of a new sign to commemorate the 100-year anniversary celebration of Buchanan High School, 401 W Chicago St, Buchanan, MI 49107

IV. PUBLIC HEARING- ANNOUNCEMENT OF THE RULES OF THE HEARING

V. PUBLIC HEARING- PRESENTATION BY THE APPLICANT

Denison went through the details of the sign. The school had asked to have the bell put into the sign. The bell is quite large, doing a monument sign they try to set it at least 2 feet of brick to keep it out of the snow. The historical value of the bell and the electronic message center needs to both be out of the snow. That’s why it is taller than it supposed to be. The sign does not block any intersections, its not going to block anyone’s vision of driving or stopping. Also thinks it’s cosmetical pleasing.

VI. PUBLIC HEARING- PRESENTATION BY THE OPPOSITION

Dan Vigansky believes there is an ethics question since it’s Denison is the mayor and a member of the ZBA.

Langston was able to express that there is no ethical issue that’s why the alternate was called. Lietz and Downey were unable to attend. Money was asked to step in as an alternate. He has no problem with the sign.

VII. PUBLIC HEARING- APPLICANT'S REBUTTAL

Denison donated to this project. He wants to provide a quality sign to the school. This sign was open for public bid.

Trish Robinson and Ruth Writer from the school is in favor of the sign. This sign will coincide with their 100th year centennial celebration of having Buchanan High School in place. Having an update sign in front of the school is something they are excited. The bell is in a place where no one notices it. This bell is something they want to protect and so people can see it. The sign will be in the exact location as the other.

Nixon closed the public hearing at 6:12 PM.

VIII. Regular Meeting- Call to Order

Nixon called the regular meeting to order at 6:13 PM

IX. Pledge of Allegiance

Pledge of Allegiance was given.

X. Roll Call

Mark Nixon, Joe Kruger, Larry Money (alternate)

Absent: Jason Lietz

Mayor Sean Denison will not be an acting member of ZBA since his company is involved in the project.

XI. Approve Agenda

Motion made by Money, seconded by Kruger to approve the present agenda. Voice vote carries unanimously.

XII. Public Comment - Agenda Items Only (3-minute limit)

None

XIII. Approve Minutes

A. Consider approving minutes from Aug 26, 2021, ZBA meeting.

Motion made by Kruger, seconded by Money. Voice vote carries unanimously.

XIV. Unfinished Business

XV. New Business

A. Request for Use Variance from North American Signs on behalf of Buchanan High School for the installation of a new sign to commemorate the 100-year anniversary celebration of Buchanan High School, 401 W Chicago St, Buchanan, MI 49107

All public notices were mailed and posted.

Nixon asking about the brightness of the light. The message centers have automatic dimmers, when at night they darken down to make it less bright.

Kruger asking about the enclosure of the bell. It will be plexiglass.

The sign ordinance is currently 6 ft in height the new sign is currently 8ft. that is the reason for the variance.

The bell will not be sitting on the platform it will be raised in the cabinet so there is no chance of oxidation to the bell.

Murphy gave his staffing report, his recommendation is to approve the variance for the sign.

(See attachment A for Murphy's report)

Just to be completely transparent Denison is not making any money on this, he is breaking even on this project he just wants to provide a great sign for the school.

The message center will be a benefit to the city.

Motion made by Money, seconded by Kruger to grant the variance request adopting the findings from the staffing report. Roll call vote carried unanimously.

XVI. Public Comment - Non-Agenda Items Only *(3-minute limit)*

None

XVII. Executive Comments

None

XVIII. Adjourn

Motion made by Money, seconded by Nixon to adjourn the meeting at 6:30 P.M.