

**VILLAGE OF SCHOOLCRAFT
ZONING BOARD OF APPEALS
AUGUST 2, 2011**

The Zoning Board of Appeals was called to order by Chairperson Darrell Harden at 7:00 p.m.

ROLL CALL:

Present Darrell Harden, Jennifer Doorn, Bruce Imanse, Wes Schmitt.
Absent: Kim Robinson.
Also Present: Village Manager Cheri Lutz, Tim Brown, Bill Koopsen, Adrian
 Koopsen, Tim Stewart, Dorothy Clark, Richard Ogrizovich.

APPOINTMENT OF OFFICERS:

Motion by Imanse, seconded by Schmitt, to appoint the following as officers for 2011:
Harden – Chairperson, Schmitt – Vice-Chairperson, Robinson – Secretary. All aye.

PUBLIC HEARINGS:

The Public Hearing was opened at 7:03 p.m. for the purpose of hearing public comments related to the variance request of Mr. Bill Koopsen and Mr. Adrian Koopsen as follows:

- To allow relief from the front and rear setback requirements from 60' to 48' and 25' respectively as required in Section 62-454 (2a).
- To allow the construction of a freestanding pylon sign that is 86.626 square feet in size, 6.6 square feet greater than the maximum of 80 square feet as required in Section 62-487 (2b).
- To allow relief from lighting requirements as required in Section 62-75 (a,b), to allow existing lighting to remain.

Mr. Tim Stewart representing Mr. Bill Koopsen and Mr. Adrian Koopsen had the following comments regarding relief from the set back requirements:

- He stated that the use of the proposed development requires specific set backs.
- He stated that the setback requirements for the proposed use would make redevelopment of the parcel problematic regardless of who develops the parcel.
- He stated that the proposed use is consistent with other business in the immediate areas.
- He stated that the applicant is requesting the minimum variance necessary.

ZBA Comments:

Chairperson Harden expressed concern about traffic volume.

Mr. Stewart had the following comments:

- He stated that anticipated businesses will be low-volume traffic users.
- He stated that traffic stacking has been accounted for in the site plan.
- He stated that parking and septic system requirements will not allow for large volume users.

Planning Commission Chairperson Tim Brown stated that the Planning Commission recommends approval of the variance request for relief of setback requirements.

Mr. Tim Stewart representing Mr. Bill Koopsen and Mr. Adrian Koopsen had the following comments regarding the request for relief from signage requirements.

- He stated that the proposed signage reflects standard dimensions for the size of the proposed development and traffic.
- He stated that the proposed signage is proportionate to the artwork.

ZBA Comments:

Jennifer Doorn had the following comment:

- She asked if the acrylic portion of the sign could be reduced in size.

Darrell Harden had the following comments:

- He asked who sets the standards for signage. Is it the sign company or the sign industry.

Planning Commissioner Chairperson Tim Brown stated that the Planning Commission recommends that the request for the signage variance be denied.

Mr. Tim Stewart representing Mr. Bill Koopsen and Mr. Adrian Koopsen had the following comments regarding the request for relief for lighting requirements.

- He presented the ZBA with a photometric plan illustrating foot candle levels.
- He stated that the existing lighting does not meet zoning ordinance requirements, and that the lights bleed over the right of way on the east side of the property.
- He stated that the lights bleed over a public street but they do not bleed over a residential property.
- He stated that the existing lights are owned and maintained by AEP.

- He stated the developer considered the existing lighting when purchasing the property
- He stated that installation of new lighting would cost approximately \$24,000.00.

ZBA Comments:

Bruce Imanse stated that he is not offended by the existing lighting.

Darrell Harden stated that the zoning ordinance requires lighting that is significantly lower than the existing lights are providing.

Jennifer Doorn asked if the lighting on the existing poles could be reduced to meet zoning ordinance requirements.

Wes Schmitt had the following comments:

- He stated that he does not have a problem with allowing the use of existing lighting.
- He stated that the foot candles to the west of the property fall well below the zoning ordinance requirements.

Planning Commissioner Tim Brown stated that the Planning Commission recommends further information regarding foot candles be presented to the ZBA for review.

The Public Hearing was closed at 7:45 p.m.

Chairperson Harden called for motions regarding the three variance requests.

- Motion by Schmitt, seconded by Imanse, to approve the variance request to allow relief from the front and rear setback requirements from 60' to 48' and 25' respectively as required in Section 62-454 (2a).
All aye.

Variance request approved.

- Motion by Imanse, seconded by Doorn to deny the variance request to allow the construction of a freestanding pylon sign that is 86.626 square feet in size, 6.6 square feet greater than the maximum of 80 square feet as required in Section 62-487 (2b).
- All aye.

Variance request denied.

- Motion by Imanse, seconded by Schmitt, to approve the variance to allow relief from lighting requirements as required in Section 62-75 (a,b), to allow existing lighting to remain.

Ayes: Schmitt, Imanse.

Nays: Harden, Doorn.

Variance request denied.

CITIZEN COMMENTS:

Mr. Richard Ogrizovich of 216 Lincoln Street had the following comments:

- He stated that the existing lighting on the parcel does not bother him.
- He stated that the Village of Schoolcraft needs to open their minds and ease restrictions to allow businesses to come to the Village of Schoolcraft.
- He stated that the Village of Schoolcraft is difficult to work with.
- He stated that he wants the Village of Schoolcraft to develop.
- He stated that lack of sanitary sewer prohibits business development.

Mr. Bill Koopsen had the following comments:

- He stated that the Village of Schoolcraft has been very easy to work with.
- He stated that two months ago, he planned on having an outdoor fruit market on that parcel.
- He stated that he met with Village Manager Cheri Lutz, and that they talked about potential uses for the property.
- He stated that the Village of Schoolcraft has utilized the services of the Barton Group who have actually found tenants for the proposed building.
- He stated that the Village services have saved him thousands of dollars in marketing the property, and finding tenants.

Chairperson Harden had the following comments:

- He stated that he was Village Manager prior to Cheri Lutz.
- He stated that Village Manager Cheri Lutz has done an excellent job for the community, and several projects have been undertaken and completed under her direction.

ADJOURNMENT:

The meeting was adjourned at 8:25 p.m.

Cheri M. Lutz, Recording Secretary

Darrell Harden, Chairperson