

**VILLAGE OF SCHOOLCRAFT
ZONING BOARD OF APPEALS
MAY 19, 2008**

The Special Meeting of the Zoning Board of Appeals was called to order by President Warfield at 7:05 p.m.

ROLL CALL:

Present: President Warfield, Trustees Mullin, Barnes, Dailey, Tackett and VanDyken.

Absent: Gunnett

Also Present: Village Manager Cheri Lutz, Village Clerk Faith Akert, Chief Bryan Campbell, Tom Gill, Sandra Gill, Dorothy J. Clark, Russell Lee Barnes, Dee Fitzsimmons, Jerri French and Howard Overbeek.

PUBLIC HEARING:

President Warfield opened the Public Hearing of the Zoning Board of Appeals at 7:05 p.m.

The Public Hearing was held to consider a proposal submitted by Marathon Petroleum Company LLC for three Zoning Ordinance variances within the B-2, General Business zoning district. The request is for the Speedway gas station located at 414 S. Grand St., tax #19-141-011. Specifically the request is for the following variances:

- To allow the construction of a freestanding or pylon sign that is 99 square feet in size, 19 square feet greater than the maximum of 80 square feet permitted in Section 18.72.B of the Village Zoning Ordinance.
- To allow the installation of 35-foot wide ingress and egress drives, five feet wider than the 30-foot maximum established in Section 17.31.U.4 of the Village Zoning Ordinance.
- To allow the substitution of a five foot board on board wood fence as screening to the rear of the property in place of a five foot masonry wall as required by Section 17.31.U.10 of the Village Zoning Ordinance.

The following comments taken related to the sign variance request:

- Trustee Tackett stated that the Zoning Board of Appeals has denied sign variance requests for Ms. French and for the Marathon Gas Station, and that he does not wish to see a variance granted for Speedway/Marathon.
- Mr. Jerri French stated that she worked with the Planning Commission for five months on a sign variance for Grand Central Plaza.
- She stated that Speedway/Marathon must demonstrate a reason for the variance request.

The following comments were taken related to the 35-foot ingress/egress:

- Trustees Dailey and VanDyken stated that they would not be opposed to relief for the ingress/egress and screening requirements but are not in favor of relief for the signage variance request.

The following comment was received regarding the variance request for relief from the masonry wall requirement of the zoning ordinance:

- Mrs. Dee Fitzsimmons stated that if she were a residential homeowner located next to a gas station, she would like to have a masonry wall rather than a wooden fence.

President Warfield closed the Public Hearing at 7:15 p.m.

Motion by VanDyken, seconded by Barnes, to delay a decision of the Zoning Board of Appeals on the variance requests pending additional study and recommendation of the Planning Commission. All aye.

Faith C. Akert, Village Clerk

Loren C. Warfield, Village President