



MINUTES – ZONING BOARD OF APPEALS MEETING

5:30 PM September 26, 2024

MEMBERS PRESENT: Karl Grieve, Peter Mulhearn, and Bob VanSumeren

MEMBERS EXCUSED: Clyde Mauldin

STAFF PRESENT: Chris Atkin and John O'Connor

I. Call to Order

Chairperson Grieve called the September 26, 2024 Zoning Board of Appeals meeting to order at 5:30pm.

II. Pledge of Allegiance

III. Roll Call

IV. Adoption of Agenda

Board Member Grieve moved, with support from Board Member VanSumeren, to approve the September 26, 2024 Zoning Board of Appeals meeting agenda.

Motion passed 3-0 by voice vote.

V. Review and Approval of Zoning Board of Appeals Meeting Minutes

A. August 22, 2024 Zoning Board of Appeals Meeting Minutes

Board Member Mulhearn moved, with support from Board Member Grieve, to approve the August 22, 2024 Zoning Board of Appeals meeting minutes.

VI. Public Comment and Correspondence

None

VII. Consideration of variance request

A. 1 Comtronics Pl. – Dimensional Variance Request

Planner Atkin Planner Atkin summarized the applicant's use variance request.

Board Member VanSumeren moved, with support from Board Member Grieve, to enter the Staff Report into the record as if read in whole.

Motion passed 3-0 by voice vote.

Public Hearing Opened at 5:38 pm.

APPLICANT/PUBLIC COMMENTS

John Campau, applicant/owner, addressed the members to explain that business equipment is been vandalized or broken into on several occasions and the addition to the existing building is necessary.

Public Hearing Closed at 5:39 pm

BOARD COMMENTS

Member VanSumeren asked for additional clarification of the applicant deeding property along the eastern most boundary line to the city. The property was transferred in 2000 for installation of a public sidewalk and for greater public benefit.

Member Grieve stated the property is unique due to the inability to increase in area because of the proximity to the Grand River.

Board Member Grieve moved, to approve the dimensional variance requests at 1 Comtronics Pl. (Parcel #5-0272.20) to permit a six foot and two-tenths of an inch (6.2) minimum side yard setback between the nearest building corner and the northeasterly property line, and a twenty foot and seven-tenths of an inch (20.7) minimum front yard setback between the nearest building corner and the northwesterly property line.

Support from Board Member Mulhearn

Motion passed 3-0 by roll call vote.

B. 1375 Boardman Rd. – Dimensional Variance Request

Planner Atkin Planner Atkin summarized the applicant's use variance request.

Board Member Grieve moved, with support from Board Member VanSumeren, to enter the Staff Report into the record as if read in whole.

Motion passed 3-0 by voice vote.

Public Hearing Opened at 5:48 pm

APPLICANT/PUBLIC COMMENTS

The applicant spoke in favor of the dimensional variance requests and provided poster-size elevations of the front (northern) and rear (southern) building facades demonstrating the scale of the proposed signs.

Public Hearing Closed at 5:53 pm

BOARD COMMENTS

Member Mauldin asked the applicant if the building facades have protruding features due to the shaded/shadow areas in the renderings, and if they may affect the placement or configuration of the signs. The darker vertical lines on the facades are recessed columns or joints and will not have any effect to the location or design of the signs.

Board Member Grieve moved, to approve the dimensional variance requests at 1375 Boardman Rd. (Parcel #2-24730) to permit installation of a 147 square-foot wall sign on the northeastern (front) façade and installation of a 133 square-foot wall sign on the southwestern (rear) facade.

Support from Board Member VanSumeren

Motion passed 3-0 by roll call vote.

VIII. Old Business

None

IX. New Business

None.

X. Board Comments

XI. Next Meeting Reminder

Chairperson _____ reminded the Board that the next regular ZBA meeting is scheduled for October 24, 2024 at 5:30pm.

10. Adjournment

Board Member _____ moved, with support from Board Member _____, to adjourn the meeting at _____pm.

Motion passed/failed _____ by voice vote.

Respectfully,



Christopher M. Atkin
Planning Director, City of Jackson