

**REGULAR MEETING OF THE MIDLAND ZONING BOARD OF APPEALS,
TO TAKE PLACE ON TUESDAY, JULY 21, 2020, 6:30 P.M.,
COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN**

This meeting was held electronically due to the COVID-19 pandemic.

<https://zoom.us/join> | Webinar ID: 880 5246 0483 | Password: 337664

1. Roll Call

PRESENT: Board Members – Danielsen, Green, Siemer, Poprave, and Mead

ABSENT: Board Member – None

OTHERS PRESENT: Grant Murschel, Director of Planning & Community Development;
and eleven (11) others.

- 2. Election of Officers:** Grant Murschel, Director of Planning & Community Development brought the meeting to order. A motion was made by Siemer to elect Daryl Poprave to a second term as Chairman, seconded by Green.

Vote on the motion:

Yeas: Danielsen, Green, Poprave, Mead and Siemer

Nays: None

Motion carries 5-0.

Poprave begins to chair the meeting from this point forward.

Motion was made by Siemer to elect Roger Mead as Vice Chair, seconded by Green.

Vote on the motion:

Yeas: Danielsen, Green, Poprave, Mead and Siemer

Nays: None

Motion carries 5-0.

3. Approval of the Minutes

It was moved by Mead and supported by Siemer to approve the meeting minutes of the regular meeting dated February 18, 2020 as presented.

Vote on the motion:

Yeas: Danielsen, Green, Poprave, Mead and Siemer

Nays: None

Motion carries 5-0.

4. Public Hearings

- a. **Petition No. 20-04** – Allied Signs on behalf of Planet Fitness: for an area/dimensional variance to permit the construction of two (2) 292 sq foot wall signs totaling 584 sq feet at 6840 Eastman Avenue. The applicant is requesting a variance of 359 sq. ft. The property is zoned RC Regional Commercial which permits a maximum of 225 sq. ft. by right for the subject building.

Murschel gave the staff presentation for Petition No. 20-04.

Danielsen inquired about future tenants of the second portion of the store will need to ask for a variance as well. Mr., Murschel indicated that would have to be done.

Green inquired about how the sign size was determined. Mr. Murschel indicated that this was determined but a visibility study via sign experts. Some other locations have smaller signs due to scale of the building.

Petitioner Jim Fields with Allied Signs, Flint MI: Mr. Fields spoke about the lack of availability of ground signage on the parcel. He also indicated that the signs will be internally illuminated.

Brian Reif with Planet Fitness: Petitioner stated that the existing signage on the old building is 15,000 Sq ft, the new request would result in 30,000 sq ft.

Comments in Support: None.

Comments in Opposition: None.

Poprave closed the public hearing.

Findings of Fact:

1. Property is located at 6840 Eastman
2. 225 Sq Feet signage permit by right
3. Applicant is requesting 2 Signs total 584 Sq ft
4. Property is zoned RC Regional Commercial
5. Property is divided into two parcels, second space unoccupied
6. Eastman Ave is 526 ft away from building
7. No communications ahead of the meeting
8. 2 signs one on west side of the building 340 sq ft South facing sign is 182 sq ft
9. Previous signage was 438 sq ft
10. No ground signs available
11. Property is located east of Eastman south of Joe Mann
12. The Speed limit is 45 MPH on Eastman Ave
13. Prior tenant had signage on all three sides of the building
14. Entrances on both Eastman Ave and Joe Mann Blvd.
15. Variance request total is 359 sq ft

Mead noted that the circumstances are different as we are looking for life support for the mall. This property needs more signage to be visible. This is substantial justice for the request.

Siemer stated that larger signs are needed due to the setback of the building.

Danielsen notes that this request meets standards A, B, C and D

Green notes that A is a yes or no question, and for that he cannot support the request.

Mead commented that he supports this petition based on his review of the criteria.

Poprave has concerns about the second space, and the fact that they will require a variance for any signage.

Green made a motion to approve one (1) use variance for Petition No. 20-04 based on the findings of fact. Mead seconded the motion.

Vote on the motion:

Yeas: Danielsen, Poprave, Mead and Siemer
Nays: Green

Motion carries 4-1.

5. **Old Business**

6. **Public Comments (not related to items on the agenda)**

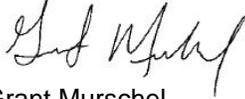
7. **New Business**

8. **Decision Sheet Signatures**
No. 20-01 & No. 20-02

9. **Adjournment**

Mead made a motion to adjourn the meeting, motion seconded by Siemer. The meeting was adjourned at 7:41 p.m.

Respectfully submitted,



Grant Murschel
Director of Planning & Community Development

MINUTES ARE NOT FINAL UNTIL APPROVED BY THE ZONING BOARD OF APPEALS