

**TALLMADGE CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
JULY 20, 2006**

Charles Gilson called the meeting to order at 7:30 p.m.

Members present: Clifford Bronkema, Mary Gavin, Shirley Bruin and Charles Gilson

Member Absent: Matthew Fenske

The minutes of the June 15, 2006 meeting were approved as presented.

1. CBS Outdoor is requesting dimensional variances from Section 16.10(a) 5, Section 16.10(c) and Section 16.10(d) 2 – Billboard Regulations for a proposed billboard. This parcel number 70-10-01-125-001 is located at 0-14342 Ironwood Drive NW and is zoned C-2. This item had been postponed at the June 15 meeting.

The meeting opened to the public.

Randy Reeds, owner of the property, showed the Zoning Board of Appeals the aerial map of the area. It is the only section of Tallmadge Township along I-96. The State has given them approval for this sign. The State allows a billboard sign every 1000 feet. There are some existing signs that are closer that were put up under old rules. They are also not allowed on entrance ramps. There are five billboard signs existing along I-96 in Tallmadge Township, although they are not the V-shaped design. Mr. Reeds said this would be the last spot in Tallmadge Township that the State would allow a billboard sign. Mr. Reeds said his property is a little lower than the highway and Ironwood Drive is lower yet. His property peaks at the house and goes back down to the highway.

Mary Gavin asked about the lighting. Mr. Reeds said the sign would be on a single pole and the lights run along the bottom of the sign shining upward.

Charles Gilson pointed out that the Zoning Ordinance requires that all billboard signs be no closer than 300 feet to any property zoned RP, R1 or used as a residence fronting on the same street. Mr. Reeds said that from the closest house itself, it would be over 300 feet, but the property the house sits on is within 300 feet. Mr. Reeds verified that letters were sent to the neighbors within 300 feet and no response was received by the township. However, the house next door is used as a residence.

Mr. Reeds explained that the sign would be leased. Mary Gavin said that Mr. Reeds is a Tallmadge resident and business owner, and feels preference could be given to him for that reason. Mr. Gilson asked Mr. Reeds if he intended to advertise for his own business on this sign. Mr. Reeds answered that he could, but did not really intend to. He said the main benefit would be the income from leasing it out. Mr. Hucul of CBS Outdoor said the signs usually change every 30 days. He added that the sign would be 35 feet in height from the road grade on the highway.

Charles Gilson said the Zoning Ordinance intent is to protect the neighbors. Mary Gavin pointed out that the zoning across the street on Ironwood is Commercial, but there are residents living there that are grandfathered in.

The meeting closed to the public.

Mary Gavin moved, Shirley Bruin supported, motion CARRIED to DENY the request based on the fact it is extremely nonconforming and is in no way in harmony with the intent of this Ordinance and would be injurious to the neighborhood and otherwise detrimental to the public interest (based on item 7 of Section 21.07 (d) Standards for Review). Ayes: Shirley Bruin, Charles Gilson and Mary Gavin. Nays: Clifford Bronkema.

Meeting Adjourned at 8:20 p.m.

Respectfully Submitted,

Denise L. Lanting, Secretary

