

***BYRON TOWNSHIP ZONING BOARD OF APPEALS  
REGULAR MEETING – January 28, 2004  
MINUTES***

The regular meeting of the Byron Township Board of Appeals was called to order by Vice Chairman Jim Haagsma on Wednesday January 28, 2004, at 7:00 p.m. at the Byron Township Offices, 8085 Byron Center Ave. Byron Center, MI.

Members present were: James Haagsma, Seymour Gould, Jeff Brinks, Kathy Burgess, and alternate Doug Tubergen. Absent: Abe Vander Woude.

**7:00 p.m. Signmakers LTD - request for a 50 sq ft area variance and a 2' height variance to construct a road sign for the property located at 160 - 84<sup>th</sup> St. SW**

Mr. Jeff Brinks read the public notice. All property owners within 300' of the subject property were notified and no written responses were received.

Eric Sheler from Signmakers LTD was present to comment on why they are requesting this variance. He stated that they are asking permission to allow the square footage sign area for three parcels (50 sq ft each) to be combined into one sign (100 sq ft) and also allow the sign to be two feet higher. Parcels one, two and three are each allowed 50 sq ft. of sign area. The problem is that parcels two and three have no frontage on 84<sup>th</sup> St. for a sign. In regards to the height, the grade quickly falls away from the public right of way level. By receiving this variance it will provide the allowed sq footage of sign area. Also the added height will bring the sign to a comparable level with those that are level with the public right of way.

A question was brought up from Mr. Brinks concerning as to just where the measuring begins for the height of the sign. Is it measured from the street grade, or ground grade? After some discussion it was determined by the Board that it should be measured from the average grade.

Eric stated that this sign is similar to the Pfeiffer Sign on the northwest side of 131 and 84<sup>th</sup> St. That particular sign is 100 sq ft and he said his sign would be 96 sq ft. and would be further back from the road and down the hill.

A motion was made by Gould supported by Brinks to grant this variance for a 96 sq ft sign with the stipulation that the existing sign be removed before the new sign is erected and that no additional signage be added has to what currently exists.

Roll call vote: Burgess - yes. Tubergen - yes. Gould - yes. Brinks - yes. Haagsma - yes.

Motion Carried. Variance granted.

A motion was made by Brinks, supported by Gould to grant the 2' height variance as it meets Article 21.6, 1 & 3 of the Byron Township Zoning Ordinance.

Roll call vote: Gould - yes. Tubergen - yes. Brinks - yes. Burgess - yes. Haagsma - yes.

Motion Carried. Variance granted.

**Approval of the minutes of the November 26, 2003 meeting**

A motion was made by Gould supported by Burgess to approve the minutes as written. All voted aye. Motion Carried.

No meeting was held on December 24, 2003. No minutes for approval.

**Adjournment**

7:25 p.m. It was moved by Brinks supported by Gould to adjourn the meeting. All voted aye. Motion Carried.

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Jeff Brinks  
Secretary of Board of Appeals