

ZONING BOARD OF APPEALS MEETING, September 22, 2022

MEETING CALLED TO ORDER: Meeting called to order @7:00pm by Chairperson Rod Olney.

ZBA MEMBERS PRESENT: Jr. Cole, Gill Kelly, Chris Brenner, Chairperson Rod Olney and Eileen VanVleet

ZBA MEMBERS ABSENT: All members present.

OTHERS PRESENT: Mike and Dawn Bracy, Makayla M. Bandele, ESQ. Attorney and Counselor from Bucklin Law, PLC., Scott & Katrine Rodesiler, Trent Kaufman, Fred Stetler, Marvin Stetler, Gary Smith, Township Supervisor and Matt Ashenfelter, Zoning Administrator.

NAME OF APPLICANT: Mike and Dawn Bracy

SIDWELL NUMBER: 040-033-300-010-00 **PARCEL NUMBER:** 040-033-300-010-00

Zoning Enforcement for 967 Quincy Grange Rd. Owner Mike and Dawn Bracy. Mike Bracy retained the services of the law offices Bucklin Law, PLC., Makayla Bandele, ESQ who submitted the 14-page handout that in the mentioned in the public comment section being held with the Township Clerk.

REQUEST FOR VARIENCE: A request from Mike Bracy to keep the "Refuge Coffee, LLC" sign on his property on the north side of Jonesville Road between Quincy Grange Road and Lindsey Road. Mr. Bracy stated that one year ago, he sent in a request for a permit to place a sign up on his property advertising his coffee shop which is in the village of Quincy. At first, he was told he could put his sign up. A short time later he was told by the Zoning Administrator that according to the language in the zoning ordinances, the business was not ton the property so he could not put his sign up. Mr. Bracy is appealing that decision. Mr. Bracy did put his sign up and it is 34 feet from the center of the roadway. Mr. Bracy did receive 2-3 zoning violation notices.

The Gray Well Service sign that is on the property that is owned by Mike and Dawn Bracy, did have a permit issued by the previous Zoning Administrator, Jim Webb, dated November 11, 2016. This according to zoning ordinance section 11.07 #5, was issued in error, because, the Gray Well Service business is not on that property. However, the permit will be honored.

SECTION 11.07, DISTRICT REGULATIONS

Signs permitted In Agricultural and Residential Districts.

Number 5: Signs of a combined area of not more that thirty-two (32) square feet advertising the name and activities of a permitted nonresidential use or legal non-conforming use.

SAID SIGN SHALL BE LOCATED ON THE SAME PARCEL AS THE USE, SIGNS FOR DISCONTINUED LEGAL NON-CONFORMING USES SHALL BE REMOVED AS PROVIDED IN THIS CHAPTER.

There was also a question from Makayla regarding the Amish signs that are placed on the corners of the road.

SECTION 11.05, page 11-4 of the Zoning Ordinances. SIGNS EXCEMPT FROM PERMIT REQUIREMENTS. Page 11-5 Letter J. Seasonal produce and farm product stands.

A suggestion from Chairperson Rod Olney, Permit the use of the sign for the Refuge Coffee shop on Jonesville Road between Quincy Grange Road and Lindsey Road. under the following conditions: **A. Out of the public roadway, 33' from center of the road, and within the guidelines of ordinance: i.e. size,**

maintenance, etc.

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B. Any future request for signage be appealed to the board if they fall under the following: On the property and out of the public roadway. And meet all other ordinance guidelines for signs. **SECTION 11.04 Pages 11-3 & 4 GENERAL SIGN PROVISIONS.**

MOTION TO APPROVE VARIANCE: A motion to allow Mr. Bracy the variance request and send information to the Planning Commission to make possible changes to Zoning Ordinance. Jr. Cole/G. Kelly

(B. Any future request for signage be appealed to the board if they fall under the following: On the property and out of the public roadway. And meet all other ordinance guidelines for signs. **SECTION 11.04 Pages 11-3 & 4 GENERAL SIGN PROVISIONS.**)

ROLL CALL VOTE: Jr. Cole Yes, Gill Kelly Yes, Chris Brenner, Yes, Chairperson Rod Olney, Yes Eileen VanVleet, Yes. All in favor, motion passes.

APPROVAL OF MINUTES: Motion to approve the minutes from the ZBA meeting on June 24, 2021.

Jr. Cole/G. Kelly. All In favor, motion passes.

PUBLIC COMMENT: Let him keep his sign.

All documents are on file with the Township Clerk. If you would like a copy, contact the Township Clerk.

Phone number: (517) 767-3435. (14-page handout, on Zoning Enforcement for 967 Quincy Grange Road. Parcel #040-033-300-010-00. Owners: Mike and Dawn Bracy. Case #062422. From Makala Bandele, Bucklyn Law.)

MOTION TO ADJOURN: Meeting adjourned at 7:50pm

Respectfully Submitted:

Eileen R. VanVleet