

SPRINGFIELD TOWNSHIP  
ZONING BOARD OF APPEALS  
REGULAR MEETING  
November 20, 2019

Call to Order: Chairperson Whitley called the November 20, 2019 Zoning Board of Appeals meeting to order at 7:30 pm at the Springfield Township Civic Center, 12000 Davisburg Road, Davisburg, MI 48350.

In attendance: Dean Baker  
Bill Whitley  
Matt Underwood  
Denny Vallad  
Jim Carlton

Absent: None

AGENDA:

**Board member Underwood moved to proceed with the agenda as presented. Supported by Board member Carlton. Vote yes: Baker, Carlton, Underwood, Vallad, Whitley. Vote no: None. Absent: None. Motion approved.**

PUBLIC COMMENT:

None

APPROVAL OF MINUTES:

**Board member Underwood moved to approve the minutes of the September 18, 2019 meeting as presented. Supported by Board member Carlton. Vote yes: Baker, Carlton, Underwood, Vallad, Whitley. Vote no: None. Abstain: Whitley. Absent: None. Motion approved.**

NEW BUSINESS:

1. *Request from Kathryn Laethem, 8 Kingsley Court, Frankenmuth, MI 48734 to construct a ground sign with a height of thirteen feet, four inches (13) feet, (4) inches instead of the six (6) feet allowed per Springfield Township Code of Ordinances, Chapter 40, Section 40-751.*

*The property that is the subject of the request is located at 9650 Dixie Highway and is zoned M-1 Light Industrial. P.I. # is 07-14-176-034.*

Kathryn Laethem, President of Springfield Storage, Inc., introduced herself to the Board members.

Mr. Karl Rehschuh, Signs Direct, introduced himself to the Board members. He stated that they are requesting a variance to increase the height of a proposed new sign from six feet to 13 feet, 4 inches. He explained that because of the topography of the land and the height of Dixie Highway, the variance is needed. He explained a graphic included in the Board

member's packet which shows how the sign would be viewed both at 6 feet and at 13 feet, 4 inches. He explained that the proposed location is still 6 feet above the surface of the road so that people could see it driving by.

Chairperson Whitley asked if the proposed sign was compliant with the ordinance in all other respects.

Mr. Rehschuh replied yes.

Board member Baker asked if the intent was to remove the existing nonconforming sign.

Mr. Rehschuh answered yes but they would like to construct the new sign first. Once it is done, they will take the old sign down.

Chairperson Whitley asked how long after the new sign was up would the old sign be taken down.

Mr. Rehschuh replied within a month.

Chairperson Whitley summarized that the intent was to continue to have signage during construction but after the new sign was constructed, the old sign would be removed including the poles and the sign.

Mr. Rehschuh concurred.

Board member Carlton commented on the slope of the land in that location. There are all businesses in this area and he does not have an issue with the request.

Chairperson Whitley concurred. He asked about the top of the sign being six feet above the road surface and the drawing shows it above the curb.

Mr. Rehschuh explained that he put a string level across from the top of the curb and measured from there down to the ground that that is the measurement that he used.

Board member Baker stated that he also had that confusion but when he visited the property, he commented that when driving the driveway, he recognizes the grade change. On the other side of Dixie Highway, the grade matches the top of the curb so he doesn't have any problem with the top of curb reference. He appreciates the opportunity to remove a nonconforming sign and because of the topographic issues, this variance is not out of line.

Board member Vallad stated that there certainly is a practical difficulty. He asked about the term backset.

Mr. Rehschuh replied that it is a different term used for a utility easement line. In this case, there is 75 feet from the center of the road.

Board member Vallad asked if the LED will be on both sides or one side.

Mr. Rehschuh replied both sides.

**Board member Carlton moved to approve the variance to construct a sign with a height of 13 feet, 4 inches instead of the 6 feet allowed at 9650 Dixie Highway due to the following conditions: special conditions and circumstances exist because of the slope of the land, the sign would not be visible if it met the ordinance and the top of the proposed sign would be 6 feet above the top of the curb at that address. The special conditions and circumstances are not the result of the applicant. The existing nonconforming sign would be removed within one month after the completion of the new sign. The granting of the variance is in harmony with the Master Plan and would not be injurious to the neighborhood. Supported by Board member Vallad. . Vote yes: Baker, Carlton, Underwood, Vallad, Whitley. Vote no: None. Absent: None. Motion approved.**

PUBLIC COMMENT:

None

ADJOURNMENT:

**Board member Underwood moved to adjourn the meeting at 7:44 pm. Supported by Board member Carlton. Vote yes: Baker, Carlton, Underwood, Vallad, Whitley. Vote no: None. Absent: None. Motion approved.**

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Erin Mattice, Recording Secretary