

Grass Lake Charter Township  
Zoning Board of Appeals  
Unapproved Minutes  
March 10, 2022

Meeting called to order officially at 7:21 pm by Hart, in person meeting.

Roll Call - Members Present:

Payne : absent  
Waskiewicz: present  
Hart: present  
McClanahan: present  
Cuddie: present  
Golding (alternate): present

Public present:

Zoning Administrator: Doug Lammers  
Jason Sestak, Johnson Sign Co.  
Benjamin Minick, public

Pledge of Allegiance

Roll call

Approval of agenda

Motion: Golding  
Second: Waskiewicz

Approval of minutes from November 11, 2021 meeting

Motion: Waskiewicz  
Second: Golding

Public Hearing for variance request, Case #: 22-02-0001 requested by Johnson Sign Co. 12367  
E. Michigan Ave., Grass Lake, MI. 49240

Doug Lammers: "Jason is here with Johnson Sign Company to address the board about their variance request."

Jason Sestak: "How ya doing?! I'm here for Grass Lake Pediatric Dentistry. We applied for the permits and Doug informed me that for this building..umm.. I believe it was the um.. Jones that had to apply for a variance for a third sign on the building. So since there are already two signs up there for the name of the building and Henry Ford, we're applying for the next variance to have our sign placed on the building right underneath Henry Ford. What we are trying to do with their logo is just to pick something that proportionally fit within the space between the windows

and then lined up with the Henry Ford width of the sign so with that you know we are just under the max. Sq footage for all of these signs. What we are asking for was to have a variance to add an additional sign to the building.”

Hart: “Anybody have any questions for him?”

Lammers: “The only comment I would make, and I hadn’t talk to Jason about this but I think I wrote it on the finding of facts. We really have 4 signs on there with this one because the one sign calls out the Grass Lake Professional Center and if the board considers a variance for the fourth sign, I would also ask you to consider to add to that variance, the excess of the formula for the square footage of signage vs. linear footage. It will be over by a little bit when you add them all together. But It’s a technicality, as long as we are here to do the variance I just assume add that.”

Lammers to Sestak: “I apologize I hadn’t spoken to you about this ahead of time. I put it on the Board’s finding of facts. I just didn’t give you a call back to give you a heads up on that. I apologize.”

\_\_\_\_\_ : “Have you already built the sign?”

Sestak: “No, we were waiting til after the meeting.”

McClanahan: “Is there a reason that this sign would be almost 20 inches larger than the other sign right above it. 47” on one and 60” on yours.”

Sestak: “Oh are you talking about the height?” Proportionate on that side of the building. Their logo is relatively square so we got close to the Henry Ford width of the sign was that’s what we came up with.”

\_\_\_\_\_ : “Katelyn, was your question just about the overall size or area?”

McClanahan: “I guess I was just think If you are looking at a building, and you are looking at multiple signs on a building and you keep adding signs one thats big and one thats small, and then you are going to add another one because there is another space in there at some point, why wouldn’t you try to make them somewhat conforming. Just a thought.... I’m just proud that there is another business coming into Grass Lake!”

Sestak: “Any more questions for me?”

Minick: “Does your sign light up?”

Sestak: “No. Non-illuminated. All aluminum with vinyl graphics.”

Lammers: “I’m sorry. Are you with Jason?”

Minick: "No, I live next door. I was just making sure it doesn't light up."

Lammers:" I apologize. I thought you were with Jason. Let me get an agenda for you. "

Hart: "Do you have any comments - to Minick."

McClanahan: "Can I get your name to add to the Minutes?"

Minick: "Benjamin Minick"

McClanahan: "Thank you. Spell your last name for me"

Minick: "M-I-N-I-C-K"

McClanahan: "Thank you."

Hart: "I'm not hearing any more questions."

Hart makes Motion: to close the public hearing

Hart:"Well I'm gonna put in my two cents. I really don't see any problem with this. I think anyone that's in the building should have a sign. And it needs to be big enough to be seen from the road especially if it's somebody new coming to the place. I know I hate the little signs when I'm looking for a doctor's office or something like that."

Golding: "Are you making the motion then or would you like someone else to make the motion?"

Hart: "I would like someone else to make the motion."

Golding: moves to approve both the Johnson Sign Co. sign variance and the sq ft. request as requested in accordance with Article 18 - Section -18.04. D 1. b, c, d, and e.

Waskiewicz: "So that's 18.04 D.1 and then sub d, b-e. I also had a question. I felt that D2 and then B, C and D as apply mainly because it just talks about how the variance is just in regards to unnecessary hardship denying the sign vs. the use of the actual property. But I'm good with either way we go."

Hart: "We can add, add to it."

McClanahan:" Is everyone in agreement, 18.04 - D1. b,c,d, and e?"

Waskiewicz: "Then I would like to add that we do 18.04 - D2, b,c, starts to read variance language..."

Lammers: "You are reading off the non-use variances. You have to stay in 1. It would be A then these subs" (physically showing in the book)

Golding: "My motion was for 1. D. b,c, d, and e. So we would have to make an amendment to my motion."

Waskiwsicz: "So apparently I'm not going to because that's the improper use. No worries."

Lammers: Clarifies variance section

Golding: moves to approve both the Johnson Sign Co. sign variance and the sq ft. request as requested in accordance with Article 18 - Section -18.04. D 1. b, c, d, and e. as presented on March 10, 2022. Second by Waskiewicz

Waskiewicz: "I agree with Danny's position that the sign is appropriate. That we want the business to do well. Consequently, they should have a sign out front promoting it."

Lammers: "You have a motion on the floor Mr. Chairman."

Hart: "Let's take a roll call."

Waskiewicz: yes  
McClanahan: yes  
Hart: yes  
Cuddie: yes  
Golding: yes  
Payne: absent

Hart: "Motion is passed."

Lammers: "Just so you know when I get into the office on Monday, I will pass this along to the building department and let them know that the variance was granted. You can contact Gail at the building department there and she will give you the cost for the permit."

Hart: "Any more public comment?"

Old Business: NONE

Motion to adjourn the meeting - Made by Golding, Second by Waskiewicz

Adjournment: 7:40 p.m.

Respectively submitted, Katelyn McClanahan