

CITY OF IONIA
Sign Board of Appeals/Zoning Board of Appeals
December 14, 2010
Meeting Minutes

CALL TO ORDER The meeting was called to order by Chairperson Mike Kirgis at 12:07 PM.

ROLL CALL Roll call revealed Board Members Jim Denny, Joe Dunn, Mark Jennings, Mike Kirgis and Jeff Winters present.

Also in attendance was City Manager Jason Eppler and George Rutherford, Sparrow – Ionia Hospital.

APPROVAL OF AGENDA Chairperson Kirgis reviewed the agenda with the Board. After review, it was moved by Member Jennings, seconded by Member Winters to approve the agenda for the December 14, 2010 meeting as presented. MOTION CARRIED.

APPROVAL OF MINUTES Chairperson Kirgis reviewed the minutes of the June 15, 2010 meeting with the Board. After review it was moved by Member Jennings, seconded by Member Winters, to approve the minutes of the June 15, 2010 meeting. MOTION CARRIED.

PUBLIC HEARING Chairperson Kirgis called the Public Hearing to order. He stated that the purpose of the Public Hearing was to receive comments on a request from Sparrow – Ionia Hospital for three (3) variances which, if granted, would permit the Hospital to install a directional sign within the public right-of-way along the Washington Street side of the Hospital's parking lot located along the south side of Washington Street.

The City Manager reported that notice of the Public Hearing was published in the November 28, 2010 edition of the *Sentinel-Standard Weekender*. He further stated that notice of the Public Hearing was mailed to those residing or owning property within 300' of the Hospital's parking lot on Washington Street. He stated that he has received no comments on the request.

The City Manager further stated that the Hospital must obtain variances from the following sign ordinance provisions in order to be

able to install the sign (the property is zoned B-1 Neighborhood Business District):

- A variance from Section 1234.07(f) for permission to install the directional sign within the Washington Street public right-of-way. Section 1234.07 states that signs shall not be placed in, upon or over any public right-of-way, private road easement, alley or other place, except as may be otherwise permitted by the City.
- A variance from Section 1234.08(a) for permission to install the directional sign off-premises. Section 1234.08(a) requires that any sign installed shall pertain only to the business or activity conducted on the premises except for non-commercial signs and community special event signs.
- A variance from Section 1234.08(h)(2) for permission to install a directional sign larger and taller than permitted. Section 1234.08(h)(2) states that directional signs shall not exceed four square feet in area or three feet in height.

Mr. George Rutherford, Sparrow – Ionia Hospital, stated that the Hospital desires to install this additional directional sign in order to direct visitors/patients of the hospital to the new main entrance off of Washington Street. He said after 5:00 PM each day, for security reasons, the entrance to the Hospital from Lafayette Street is locked and visitors/patients are directed to the Washington Street entrance.

PUBLIC COMMENTS

None.

BUSINESS

Sparrow-Ionia Hospital Request – Off-Premises Directional Sign:
Chairperson Kirgis reviewed with the Board Sparrow’s request for the variance to install the off-premises directional sign within the Washington Street right-of-way. He stated that the City’s Planning Consultant, Tim Johnson, provided a memorandum on the request dated December 6, 2010.

Chairperson Kirgis introduced discussion on the request.

Member Jennings stated that he felt the additional directional signage is needed at the Hospital and that the proposal from the Hospital was the least intrusive to address the signage need.

Member Winters stated that he felt the Board, as a condition of approval, should request the sign to be placed on the east side of the

“stub” sidewalk between the Washington Street sidewalk and the curb line. Additionally, he felt the sign should be placed as close to the east/west sidewalk along Washington Street as possible. By making these two adjustments in the sign placement, safety is improved for both pedestrians and motorists.

After further discussion, it was moved by Member Winters, seconded by Member Jennings to grant Sparrow-Ionia Hospital’s request for permission to install an off-premises directional sign at the Hospital’s Washington Street parking lot based on the request complying with the standards for granting a variance contained in Section 1234.18 (c)(3) of the City Code with the condition that the sign be located on the east side of the stub sidewalk between the Washington Street sidewalk and the curb line and that the sign be installed as close to the east/west sidewalk along Washington Street as possible. MOTION CARRIED.

ZBA BUSINESS

Chairperson Kirgis stated that the Sign Board of Appeals also functions as the City’s Zoning Board of Appeals and that this meeting was properly noticed as a joint meeting so that the minutes of the last Zoning Board of Appeals meeting (November 30, 2010) could be approved.

It was moved by Member Jennings, seconded by Member Dunn, to approve the minutes of the November 30, 2010 Zoning Board of Appeals. MOTION CARRIED.

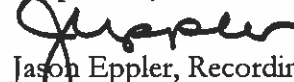
MEMBER COMMENTS

None

ADJOURNMENT

Chairperson Kirgis adjourned the meeting of the Sign Board of Appeals at 12:30 PM.

Respectfully Submitted,


Jason Eppler, Recording Secretary
for Joe Dunn, Secretary