

Hopkins Township Board of Appeals
Minutes November 12, 2008

Members present: Lori Castello, Bruce Modreske, Tom MacArthur, Doug Hills and Carol Levandoski

Guests present: See attached

Location: 142 East Main Street, Hopkins, MI 49328

Meeting called to order: 7:28pm Meeting Adjourned: 8:09pm

New Business:

1. Consider a variance petition from Fleet Services, 3404 12th Street, parcel #0310-012-002-00. Petitioner states that the ordinance is unclear regarding LED message signs and the fact that they are situated between two gigantic billboards.

Discussion: Gary Johnson, representing the sign company, informed the board regarding the benefits to a business that uses an LED sign. Mr. Johnson indicated that the business owner has complete control regarding the messaging displayed and the frequency with which the message changes. Board members questioned the lighting and flashing of messages and the placement of the sign.

Motion to approve the variance request was made by Castello and supported by Modreske based on findings of ordinance 15.690, section 16.10, (a) the petitioner is situated alongside the highway; (b) petitioners property is bordered on both sides by large billboards creating a hardship for his business; (c) the uniqueness of the request does not present a foreseeable recurrence for similar requests. Approval of this motion is also based on two contingencies:

1. The sign is in compliance with ordinance 15.442, section 12.12, item (e) ... Flashing type signs of any kind are prohibited.
2. Sign placement is within the defined setback requirements of the township.

Ayes – 5, Nays – 0

Old Business:

1. Read and approve minutes from special meeting on March 23, 2008.

Motion to approve the minutes as written was made by Modreske, supported by Hills.

Ayes – 5, Nays – 0

Motion to adjourn at 8:09pm was made by Modreske, supported by Hills.

Ayes – 5, Nays – 0

Meeting adjourned at 8:09pm.

Respectfully submitted,

Carol Levandoski