

**Danby Township
Zoning Board of Appeals
MEETING MINUTES
Special Meeting—Variance Request**

**October 20, 2020
7:00 p.m.**

Danby Township Hall
13122 Charlotte Hwy
Sunfield, MI 48890

Call to Order—Order called at 7:00 p.m.
Pledge of Allegiance

Roll Call

Members Present—Chairman Bill Brown, Vice Chairman Heather Hedges
New Member—Welcome Bruce Barber
Public: D. Reay, S. Reay, L. Sorensen, H. Hoskins, M. Makley, J. Vandersloot

Officers

Daniela Dryer has resigned. New member Bruce Barber added.
Hedges motioned to appoint Barber to Vice Chairman. Motion passed.
Barber motioned to appoint Hedges to Secretary. Motion passed.

Approve Last Meeting Minutes

Hedges motioned to approve meeting minutes from Special Meeting 7-7-20.
Motion passed.

PFCU Variance Request—Permanent Lighted Sign

Laura Sorensen spoke on behalf of PFCU and clarified items listed on the request. The proposed sign meets other ordinance requirements and PFCU asked for a variance on A.8 regarding flashing, variable lights, etc. PFCU stated they have the ability to adjust the lumens on the sign, change speeds on the changing of the messaging, and have a certain “hold” timing for messages as to not distract drivers. They stated they are willing to work with the Township & the neighbors in the future for adjustments.

Public Comment—Opened the floor at 7:13

Adjacent neighbors to the south (Reay’s) express concerns about brightness and lights shining or flashing into bedroom windows. They acknowledged PFCU had planted trees during initial construction to offer as a buffer, but they remained concerned about hours of operation, how bright the sign will be, and were concerned about general disturbance.

Public Comment Closed at 7:23

ZBA Member Discussion: The Board discussed the neighbors' concerns, asked additional questions of PFCU, and reviewed the Ordinance and asked for clarification from Vandersloot. The Board recognizes that sign and lighting technology has changed since the Ordinance was originally approved. Chairman Brown is going to make a recommendation to the Planning Commission to review and revise or update the current Ordinance.

Hendges made a motion to approve the request with the following conditions, all of which are listed in the Approval for reference. A brief description is as follows:

- 1) Approval is specific to PFCU location only. Approval is not to set precedence for future approvals. Planning Commission to address Ordinance update.
- 2) Lumens/brightness is subject to ZBA review after installation with consideration given to any resident concerns.
- 3) Operation is to cease between 10 p.m. and 6 a.m. daily.
- 4) A draft will be provided to all concerned parties (ZBA, Reay's, PFCU) for wording approval prior to obtaining ZBA signatures.

Motion Passed. PFCU Variance Request was approved.

Follow-up: Hendges has email records that all parties approved wording. Signatures were obtained by Chairman Brown and the final decision has been submitted to the Township Board.

Old Business

Mr. Dennis Miller resolved his Special Meeting request for a variance with a new survey of the property involved. The parcel divisions meet the guidelines of the Danby Twp. Ordinance. No further action is needed.

Announcements

None

Adjourn

Barber motioned to close the meeting. Motion carried.