

CITY OF PORTAGE ZONING BOARD OF APPEALS

Minutes of Meeting – January 10, 2011

The City of Portage Zoning Board of Appeals meeting was called to order by Chair Henry Kerr at 7:00 p.m. in the Council Chambers. Three people were in the audience.

MEMBERS PRESENT: Timothy Bunch, David Felicijan, Rob Linenger, Betty Schimmel, Marianna Singer, Donald Mordas, Henry Kerr, Lowell Seyburn, Daniel Rhodus

IN ATTENDANCE: Jeff Mais, Zoning & Codes Administrator, Charlie Bear, Assistant City Attorney

APPROVAL OF THE MINUTES: Felicijan moved and Singer seconded a motion to approve the December 13, 2010 minutes with the correction that Seyburn be listed as excused. Upon voice vote, motion was approved 7-0.

NEW BUSINESS:

OLD BUSINESS: ZBA #10-10, Greg Dobson, on behalf of Cole Century (GCG, LLC) 6600 South Westnedge Avenue, and 6601 Ring Road: Staff summarized the request for variances to a) modify two nonconforming freestanding signs; and b) to replace 191 square-feet of nonconforming wall signs. Tom Cole was present on behalf of the applicant and stated they were removing Pontiac from their branding, and would also be reducing the size of the two freestanding signs by removing the 'GM' panels. Mr. Cole stated they also needed to change their wall signs to reflect new branding and to that end wished to replace the existing signs with wall signs measuring the same area.

A public hearing was opened. As no one was present to speak for or against the request, the public hearing was closed.

A motion was made by Seyburn, seconded by Singer, to grant variances to a) modify two nonconforming freestanding signs; and b) to replace 191 square-feet of nonconforming wall signs, as the variances represented lesser signage and a reduction in the degree of nonconformity; that the same conditions and practical difficulties cited in previous requests remain present, which include the irregular shape of the zoning lot with significant frontage on private streets, and multiple brands/entities; the variance will not be detrimental to adjacent property and the surrounding neighborhood, and; the variance will not materially impair the intent and purpose of the zoning ordinance. In addition, the application and supporting materials, staff report, and all comments, discussion and materials presented at this hearing be incorporated in the record of this hearing and the findings of the Board, and that action of the Board be final and effective immediately. Upon roll call: Felicijan – Yes, Kerr – Yes, Seyburn – Yes, Singer – Yes, Mordas – Yes, Schimmel – Yes, Linenger – Yes. Motion passed 7-0.

STATEMENT OF CITIZENS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at approximately 7:14 p.m.

Respectfully submitted,

Jeff Mais
Zoning & Codes Administrator