

**REGULAR MEETING OF THE MIDLAND ZONING BOARD OF APPEALS,
TO TAKE PLACE ON TUESDAY, JUNE 21, 2022 6:30 P.M.,
COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN**

1. Roll Call

PRESENT: Board Members – Green, Mead, Danielsen, Keil and Erickson

ABSENT: Board Member – Siemer

OTHERS PRESENT: Jacob Kain, Director of Planning & Community Development; Ryan Smith, Community Development Planner and Crystal Walkons from Valley City Signs

2. Approval of the Minutes

It was moved by Mead and supported by Keil to approve the minutes of the regular meeting dated April 19, 2022.

Vote on the motion:

Yeas: Green, Keil, Mead, Danielsen and Erickson

Nays: None

Absent: Siemer

Motion carries 5-0.

3. Public Hearings

a. Petition No. 22-07 – Valley City Sign: for an area/dimensional variance to permit 88 sq. ft. of additional ground signage at a maximum height of 10 feet and an additional 148 sq. ft. of wall signage for property located at 555 W Wackerly Street. The property is zoned OS – Office Service. OS – Office Service allows for 12 sq. ft. of wall signage and 12 sq. ft. of ground signage at a maximum height of 5 feet.

Erickson abstained from proceedings on this hearing due to a conflict of interest. He left the chamber at 6:35 p.m.

Smith gave the staff presentation for Petition No. 22-07.

Petitioner (s):

Crystal Walkons – Valley City Sign, Comstock Park, MI

Comments in Support: None

Comments in Opposition: None

Green closed the public hearing.

Findings of Fact:

1. Property address is 555 W Wackerly Street
2. Zoning of Subject Property is OS Office Service
3. Zoning of surrounding property is Single Family Residential to the west, Office Service to the east, Regional Commercial to the north, RA-4 Two-Family Residential to the south
4. Speed limit on adjacent street is 35 mph
5. No comments have been received in support
6. No comments have been received in opposition
7. Size/area of subject property is 3.9 acres
8. Current use of the property is a 3-story medical office building
9. The building was built in 1990
10. Two different variances are being requested
11. One hundred sixty square foot of extra building signage would be required on North side of building
12. The building faces W. Wackerly Road

13. The building has been known as the 555 Building since it was built in 1990

Danielson made a motion to approve the wall sign portion of Petition No. 22-07 based on the findings of fact, Keil seconded the motion.

Vote on the motion:

Yeas: None

Nays: Green, Mead, Danielsen and Keil

Absent: Siemer

Motion denied 4-0

Danielson noted that the 555 Building is very well known in the community. The use of the building is not changing. Mead stated that this sign would be very dramatic and the building is known as the 555 Building and probably always will be.

Danielson made a motion to approve the ground signs portion of Petition No. 22-07 based on the findings of fact, Keil seconded the motion.

Vote on the motion:

Yeas: None

Nays: Green, Mead, Danielsen and Keil

Absent: Siemer

Motion denied 4-0

Keil mentioned that this particular part of the petition is more compelling, however it has not been necessary in the 32 years that people have been using the 555 Building. Green noted that this particular size sign might be hard to read as someone is traveling at 35 mph on Wackerly.

4. **Old Business:** None
5. **Public Comments (not related to items on the agenda):** None
6. **New Business:** None
7. **Decision Sheet Signatures**
 - a. 22-04
8. **Adjournment**

Green adjourned the meeting at 7:13 p.m.

Respectfully submitted,



Jacob Kain
Director of Planning & Community Development

MINUTES ARE NOT FINAL UNTIL APPROVED BY THE ZONING BOARD OF APPEALS