

COLUMBIA TOWNSHIP  
ZONING BOARD OF APPEALS  
FEBRUARY 7, 2008

Meeting called to order by Chairman Donald Oswald at 7:15p.m. at the Columbia Township Hall.

Roll Call: Present: Barbara Beamish, Bruce Andrews, Steve Holmstrom, Donald Oswald and Robin Tackett

Absent: John Messimer

Chairman Oswald announced first issue to discuss. Michigan International Speedway for a variance request for the signs that were already approved for the Tree Farm Campgrounds. 12870 S. M-50 and Brookfest Acres Campground, ADP#20-31-326-001-03 9241 Daugherty Rd. ADP#20-31-451-001-00 to leave the signs up all year instead of June-Sept. (As noted in 6-21-07 ZBA mtg.)

Dan Salenbien from MIS presented the problem they are having with inadequate lighting and visitors not being able to find there designated areas. MIS is changing its theme to more park like. Asking chance to also leave up low level lighting up year round. They are also adding cedar and stone to there signage. As shown in drawers provided to Board and Township. This would affect both Arrends Tree Farm and Brookfest on Daughtery rd. They are also changing Walt Michaels RV sign. They have already presented these changes to Woodstock and Cambridge. They were approved by both to make changes or adjustments to the signage in those areas. (per Dan Salenbien)

Roger Gaede- in attendance asked what variance is being requested from MIS. Is it 2ft to lot line granted in prior meeting? ZBA members present reviewed minutes from 6-21-07 meeting. Asked about minutes and how to interpret them. What affect will this have on land owners and on planning commission. What special conditions or circumstances are particular to this land to be able to grant this variance that is being requested. Letter he received did not specify just a general description. Letter sent to him was not specific or detailed enough for him.

Holmstrom asked "Don Salenbien" for clarification on adding Brooklyn activities to some signage. Talked about possible tie into Trail, etc.

Chairman Oswald closed meeting to public.

Discussion among members regarding special conditions and circumstances that would apply to this specific request. Referencing illustrations and lighting, letters in correspondence and drawings submitted to township.

Motion by Holmstrom to approve request by MIS regarding Tree Farm Campground ADP#20-31-451-001-00 and Brookfest Acres Campground, ADP#20-31-326-001-03. Requesting Roadside setback variance a distance of 2 feet to lot line. Grant per

illustrations as shown on Sheet 9 Brookfest in request for variance as in packet. Dan Salenbien (MIS) signed and dated original Sheet 9. Same concept and design for Tree Farm.

SECTION 10.3 A variance from the terms of this ordinance shall not be granted by the ZBA unless and until

A. A written application for variance is submitted, demonstrating:

1, That special conditions and circumstances exist which are peculiar to the land, structures, or buildings involved and which are not applicable to other lands, structures, or buildings in the same district.

Seconded by Andrews.

Chairman Oswald roll call. Ayes ALL

Request by MIS for a variance request to install signs and lighting a distance of 1' to the front roadside lot line on property known as MIS lot #12, the entrance off Dearmyer RD. and the entrance off of Brooklyn Rd, Brooklyn, MI 49230 ADP#000-19-36-200-001-04.

Chairman Oswald opened discussion to floor.. Sign and description of packet were discussed. Dan Salenbien from MIS commented on changes of signs and logo. Just asking for variance that would best make use.

Roger Gaede spoke. Asked question of road right of way. Wanted it clear where signs would be in regards to road right of ways. Talked about where sign is and property line.

Tim Lamb from MIS spoke to make clarifications regarding this issue. Drawing submitted to Township are correct and accurate. Dan showed on drawing/photo where sign would be at out the right of way. No problem with road right of ways. All the drawings and photos are in packed presented to ZBA.

Location and lighting is what is being presented to be considered. Exhibit #2 Sheet#2 signed and dated.

Per Dan Salenbien they have already received approval from Woodstock and Cambridge for similar request. They are trying to maintain a uniform look to MIS.

Chairman Oswald closed public comments.

Tackett motion we approve as requested. Signs and lights as requested ADP#000-19-362-000-01-04. Roadside setback a distance of 1 foot to lot line. MIS LOT 12. Make amendment for size of sign requesting. Reference to drawing on Exhibit Sheet #2. 10.3 A#1&3.

Seconded by Holmstrom.

Roll Call Chairman Oswald. AYES ALL

Minutes of December 6,2007 meeting. Accept minutes as written. Andrews made motion seconded by Beamish. Approved.

Old Business.

New Business: Package of information from John Messmer. Discussion of updating forms, making meeting run smoother, fees.

Holmstrom moved to Adjourn. Seconded by Oswald. Meeting called at 8:45 p.m.