

AGENDA

THE ZONING BOARD OF APPEALS OF THE CITY OF BUCHANAN in compliance with Michigan's Open Meetings Act, hereby gives notice of a regular meeting.

- I. PUBLIC HEARING- CALL TO ORDER & ROLL CALL**
- II. ANNOUNCEMENT OF THE RULES OF THE PUBLIC HEARINGS (FOR BOTH)**
- III. OPENING OF PUBLIC HEARING 1-** The purpose of the Public Hearing is for the Zoning Board of Appeals to consider a Variance request from the strict terms of the zoning ordinance from Justine Rogge to construct a garage, 416 W. Chicago St, Buchanan, MI 49107
- IV. PRESENTATION BY THE APPLICANT**
- V. PRESENTATION BY THE OPPOSITION**
- VI. PRESENTATION FOR IN FAVOR AND APPLICANT'S REBUTTAL**
- VII. CLOSE OF PUBLIC HEARING 1**
- VIII. OPEN PUBLIC HEARING 2-**The purpose of the Public Hearing is for the Zoning Board of Appeals to consider a Variance request from the strict terms of the zoning ordinance from McCarty Well Drilling to install a sign at their business, 501 River St, Buchanan, MI 49107.
- IX. PRESENTATION BY APPLICANT**
- X. PRESENTATION BY THE OPPOSITION**
- XI. PRESENTATION FOR IN FAVOR AND APPLICANT'S REBUTTAL**
- XII. CLOSE PUBLIC HEARING 2**
- XIII. Pledge of Allegiance**
- XIV. Roll Call**
- XV. Approve Agenda**
- XVI. Public Comment - Agenda Items Only (3-minute limit)**
- XVII. Approve Minutes**
 - [A.](#) Consider approving minutes from May 18, 2022.
- XVIII. Unfinished Business**
- XIX. New Business**
 - [A.](#) 1) Variance request from Justine Rogge to construct a garage at her residence at 416 W. Chicago, Buchanan
 - 2) Variance request from McCarty Well Drilling to install a sign at their business at 501 River St., Buchanan
- XX. Public Comment - Non-Agenda Items Only (3-minute limit)**
- XXI. Executive Comments**

XXII. Adjourn



ZONING BOARD OF APPEALS
WEDNESDAY, MAY 18, 2022 – 6:00 PM
CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

MINUTES

THE ZONING BOARD OF APPEALS OF THE CITY OF BUCHANAN in compliance with Michigan's Open Meetings Act, hereby gives notice of a regular meeting.

I. PUBLIC HEARING- CALL TO ORDER

Nixon opened the Public Hearing at 6:11 P.M.

II. PUBLIC HEARING- ROLL CALL

Mark Nixon, Joe Kruger, Larry Money (alternate)

Absent: Jason Lietz

Mayor Sean Denison will not be an acting member of ZBA since his company is involved in the project.

III. PUBLIC HEARING- OPENING OF HEARING

A. The purpose of this public hearing is to hear the request for a Variance from the strict terms of the zoning ordinance from North American Signs on behalf of Buchanan High School for the installation of a new sign to commemorate the 100-year anniversary celebration of Buchanan High School, 401 W Chicago St, Buchanan, MI 49107

IV. PUBLIC HEARING- ANNOUNCEMENT OF THE RULES OF THE HEARING

V. PUBLIC HEARING- PRESENTATION BY THE APPLICANT

Denison went through the details of the sign. The school had asked to have the bell put into the sign. The bell is quite large, doing a monument sign they try to set it at least 2 feet of brick to keep it out of the snow. The historical value of the bell and the electronic message center needs to both be out of the snow. That's why it is taller than it supposed to be. The sign does not block any intersections, its not going to block anyone's vision of driving or stopping. Also thinks it's cosmetical pleasing.

VI. PUBLIC HEARING- PRESENTATION BY THE OPPOSITION

Dan Vigansky believes there is an ethics question since it's Denison is the mayor and a member of the ZBA.

Langston was able to express that there is no ethical issue that's why the alternate was called. Lietz and Downey were unable to attend. Money was asked to step in as an alternate. He has no problem with the sign.

VII. PUBLIC HEARING- APPLICANT'S REBUTTAL

Denison donated to this project. He wants to provide a quality sign to the school. This sign was open for public bid.

Trish Robinson and Ruth Writer from the school is in favor of the sign. This sign will coincide with their 100th year centennial celebration of having Buchanan High School in place. Having an update sign in front of the school is something they are excited. The bell is in a place where no one notices it. This bell is something they want to protect and so people can see it. The sign will be in the exact location as the other.

Nixon closed the public hearing at 6:12 PM.

VIII. Regular Meeting- Call to Order

Nixon called the regular meeting to order at 6:13 PM

IX. Pledge of Allegiance

Pledge of Allegiance was given.

X. Roll Call

Mark Nixon, Joe Kruger, Larry Money (alternate)

Absent: Jason Lietz

Mayor Sean Denison will not be an acting member of ZBA since his company is involved in the project.

XI. Approve Agenda

Motion made by Money, seconded by Kruger to approve the present agenda. Voice vote carries unanimously.

XII. Public Comment - Agenda Items Only (3-minute limit)

None

XIII. Approve Minutes

A. Consider approving minutes from Aug 26, 2021, ZBA meeting.

Motion made by Kruger, seconded by Money. Voice vote carries unanimously.

XIV. Unfinished Business**XV. New Business**

A. Request for Use Variance from North American Signs on behalf of Buchanan High School for the installation of a new sign to commemorate the 100-year anniversary celebration of Buchanan High School, 401 W Chicago St, Buchanan, MI 49107

All public notices were mailed and posted.

Nixon asking about the brightness of the light. The message centers have automatic dimmers, when at night they darken down to make it less bright.

Kruger asking about the enclosure of the bell. It will be plexiglass.

The sign ordinance is currently 6 ft in height the new sign is currently 8ft. that is the reason for the variance.

The bell will not be sitting on the platform it will be raised in the cabinet so there is no chance of oxidation to the bell.

Murphy gave his staffing report, his recommendation is to approve the variance for the sign.

(See attachment A for Murphy's report)

Just to be completely transparent Denison is not making any money on this, he is breaking even on this project he just wants to provide a great sign for the school.

The message center will be a benefit to the city.

Motion made by Money, seconded by Kruger to grant the variance request adopting the findings from the staffing report. Roll call vote carried unanimously.

XVI. Public Comment - Non-Agenda Items Only *(3-minute limit)*

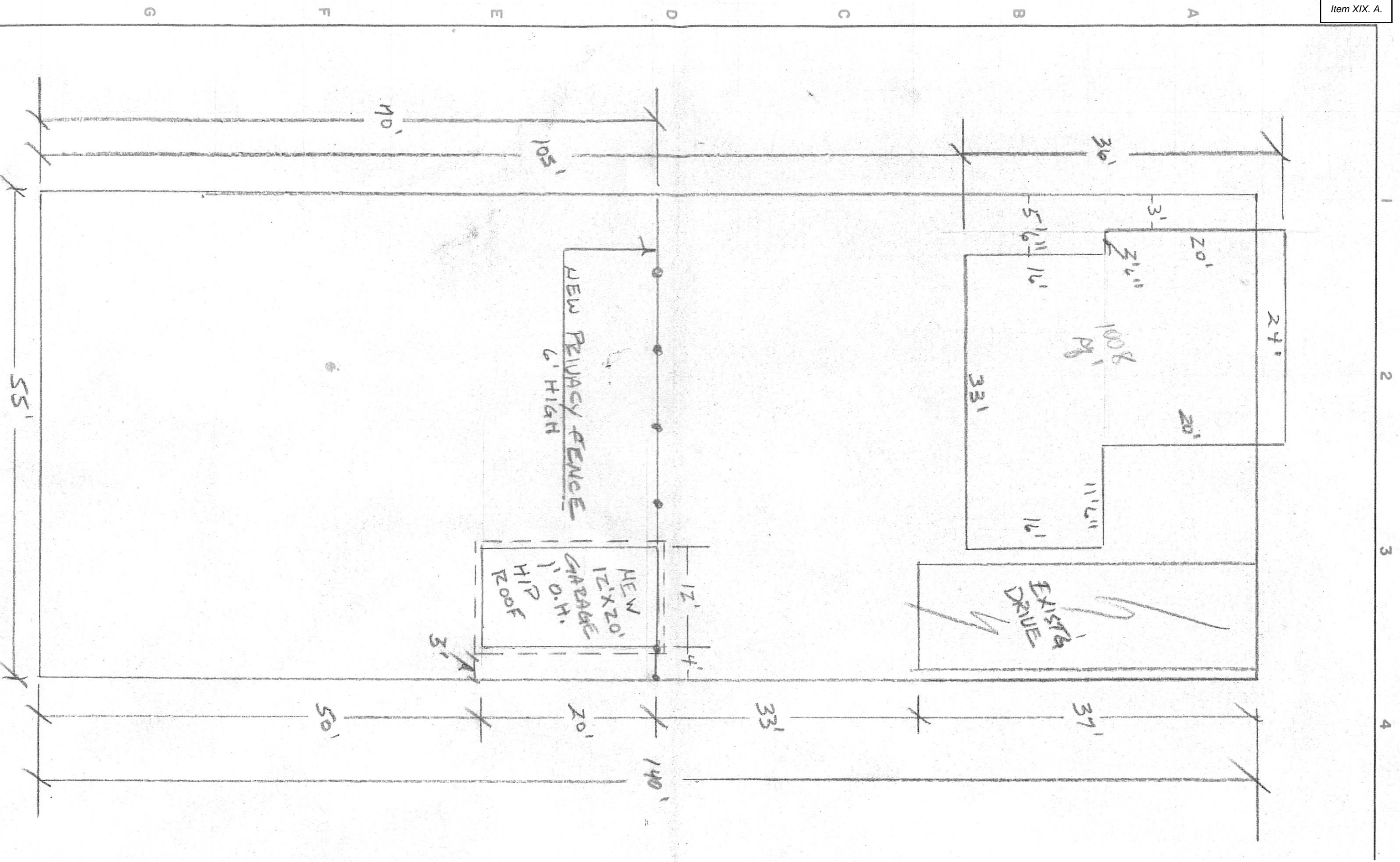
None

XVII. Executive Comments

None

XVIII. Adjourn

Motion made by Money, seconded by Nixon to adjourn the meeting at 6:30 P.M.





PUBLISHED:

Berrien County Record

**NOTICE OF PUBLIC HEARING
CITY OF BUCHANAN
Zoning Board of Appeals**

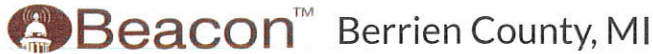
A Public Hearing has been set for Wednesday, October 25, 2022, at 6:00 p.m. at Buchanan City Hall, 302 N. Redbud Trail, Buchanan, Michigan 49107. The purpose of the Public Hearing is for the Zoning Board of Appeals to consider a Variance request from the strict terms of the zoning ordinance from Justine Rogge to construct a garage, 416 W. Chicago St, Buchanan, MI 49107, as well as a variance request from the strict terms of the zoning ordinance from McCarty Well Drilling to install a sign at their business, 501 River St, Buchanan, MI 49107.

At the above time and place, all interested parties will be given an opportunity to be heard before the Zoning Board of Appeals issues its determination regarding the application. Parties seeking visual or audio accommodation may contact Clerk Kalla Langston at (269) 695-3844 ext. 17, preferably with as much advance notice as possible, so that suitable arrangements can be made to help make needed accommodations.

Written comments may also be submitted in advance of the meeting to Community Development Director Richard Murphy either by delivery to Buchanan City Hall, or via email to rmurphy@cityofbuchanan.com.

Richard Murphy
Community Development Director

Kalla Langston
City Clerk



Results

28 Results

Parcel ID	Owner	Property Address	City
11-58-0035-0236-08-2	BUCHANAN COMMUNITY SCHOOLS		BUCHANAN
11-58-3050-0001-00-0	HEFNER BROOKE REGAN & WILLARD LAIRD KEVEN & ET AL	417 W ROE ST	BUCHANAN
11-58-3050-0002-00-6	CHAIN RANDALL O	415 W ROE ST	BUCHANAN
11-58-3050-0004-01-7	BEST JERROLD A & BEST BARBARA	413 W ROE ST	BUCHANAN
11-58-3050-0005-01-3	HALLETT PAULA I	409 W ROE ST	BUCHANAN
11-58-3050-0007-00-8	SWANSON ADAM	407 W ROE ST	BUCHANAN
11-58-3050-0008-00-4	GAUL MICHAEL L & GAUL PATRICIA L	405 W ROE ST	BUCHANAN
11-58-3050-0009-00-1	GAUL MICHAEL L & GAUL PATRICIA L	401 W ROE ST	BUCHANAN
11-58-3050-0010-00-9	CLARK MICHAEL G CLARK SAMANTHA A	412 W CHICAGO ST	BUCHANAN
11-58-3050-0012-00-1	HOLLINGSHEAD SCOTT E & HOLLINGSHEAD DIANE E	414 W CHICAGO ST	BUCHANAN
11-58-3050-0013-00-8	ROGGE JUSTINE A	416 W CHICAGO ST	BUCHANAN
11-58-3050-0014-00-4	BUTCHER ALLISON J BUTCHER DAKOTA S	418 W CHICAGO ST	BUCHANAN
11-58-3050-0015-00-1	ANTISDEL JEFFREY & ANTISDEL FUNDA	420 W CHICAGO ST	BUCHANAN
11-58-3050-0017-00-3	KOENIGSHOF JEFFREY S	426 W CHICAGO ST	BUCHANAN
11-58-3050-0018-00-0	HEFNER BROOKE REGAN & WILLARD LAIRD KEVEN & ET AL	428 W CHICAGO ST	BUCHANAN
11-58-3050-0019-00-6	MURDOCK DALE R	430 W CHICAGO ST	BUCHANAN
11-58-3050-0030-00-0	WELSH KAY FELICIA REV SELF TRUST	414 W ROE ST	BUCHANAN
11-58-3050-0031-00-6	WELSH KAY FELICIA REV SELF TRUST	412 W ROE ST	BUCHANAN
11-58-3050-0032-01-1	JERUE KIMBERLY A	408 W ROE ST	BUCHANAN
11-58-3050-0034-00-5	TKP LLC	406 W ROE ST	BUCHANAN
11-58-3050-0035-00-1	LEWIS TRACY E	404 W ROE ST	BUCHANAN
11-58-3050-0036-00-8	SMEDLEY-SMITH MONNA L REV LIV TRUST	402 W ROE ST	BUCHANAN
11-58-3050-0039-00-7	WELSH DAVID TATE-WELSH ANNETTE	113 S CAYUGA ST	BUCHANAN
11-58-3050-0040-00-5	ROUSE JENNIFER & MARSIGLIO MARK	115 S CAYUGA ST	BUCHANAN
11-58-3050-0041-00-1	SWARTZ DONALD L	119 S CAYUGA ST	BUCHANAN
11-58-3050-0042-00-8	PATTON CHESTER A III & PATTON RAMONA S	121 S CAYUGA ST	BUCHANAN
11-58-3050-0043-00-4	SOUSLEY DERRICK	123 S CAYUGA ST	BUCHANAN
11-58-3050-0044-00-1	LARIVAUX INVESTMENTS LLC	125 S CAYUGA ST	BUCHANAN

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**NOTICE OF PUBLIC HEARING
CITY OF BUCHANAN
Zoning Board of Appeals**

A Public Hearing has been set for Wednesday, October 25, 2022, at 6:00 p.m. at Buchanan City Hall, 302 N. Redbud Trail, Buchanan, Michigan 49107. The purpose of the Public Hearing is for the Zoning Board of Appeals to consider a Variance request from the strict terms of the zoning ordinance from Justine Rogge to construct a garage, 416 W. Chicago St, Buchanan, MI 49107, as well as a variance request from the strict terms of the zoning ordinance from McCarty Well Drilling to install a sign at their business, 501 River St, Buchanan, MI 49107.

At the above time and place, all interested parties will be given an opportunity to be heard before the Zoning Board of Appeals issues its determination regarding the application. Parties seeking visual or audio accommodation may contact Clerk Kalla Langston at (269) 695-3844 ext. 17, preferably with as much advance notice as possible, so that suitable arrangements can be made to help make needed accommodations.

Written comments may also be submitted in advance of the meeting to Community Development Director Richard Murphy either by delivery to Buchanan City Hall, or via email to rmurphy@cityofbuchanan.com.

Richard Murphy
Community Development Director

Kalla Langston
City Clerk



Results

27 Results

Parcel ID	Owner	Property Address	City
11-58-0025-0019-01-7	MCCARTY HOLDINGS LLC	501 RIVER ST	BUCHANAN
11-58-0025-0019-02-5	CITY OF BUCHANAN	401 RIVER ST	BUCHANAN
11-58-0025-0021-00-3	SCHACHERBAUER MARY	504 RIVER ST	BUCHANAN
11-58-0025-0021-01-1	CHRISTIAN MARLENE KAY REV TRUST	506 RIVER ST	BUCHANAN
11-58-0025-0022-00-0	VERGON JOY	503 RIVER ST	BUCHANAN
11-58-0025-0022-01-8	SMITH MITCHELL JR & SMITH BARBARA	511 RIVER ST	BUCHANAN
11-58-0025-0022-02-6	GRICE DENNIS J	509 RIVER ST	BUCHANAN
11-58-0700-0007-04-0	G2 DEVELOPMENTS OF MICHIGAN LLC	408 RIVER ST	BUCHANAN
11-58-0700-0007-05-0	BUCHANAN CITY OF	502 RIVER ST	BUCHANAN
11-58-2000-0262-00-6	KIMBRELL DAVID & KIMBRELL HELEN	804 COMMERCIAL ST	BUCHANAN
11-58-2000-0263-00-2	PEREZ VICTOR & FERN NADIA CAJERO	802 COMMERCIAL ST	BUCHANAN
11-58-2000-0264-00-9	DAVIS SIMONA	503 FULTON ST	BUCHANAN
11-58-2000-0292-00-2	RHODES DAVID D & RHODES MARIAN V REV LIV TRUST	409 FULTON ST	BUCHANAN
11-58-2000-0296-00-8	WITHERS DAVID W & WITHERS DALE	413 FULTON ST	BUCHANAN
11-58-2000-0297-00-4	BROOKS MARY LOU	417 FULTON ST	BUCHANAN
11-58-2000-0299-00-7	POPE VERONICA	421 FULTON ST	BUCHANAN
11-58-2000-0300-00-5	BRANDON ERNEST & BRANDON BETTY	425 FULTON ST	BUCHANAN
11-58-2000-0301-01-0	ANTISDEL JAMES	427 FULTON ST	BUCHANAN
11-58-2000-0301-02-8	ANTISDEL JAMES G	429 FULTON ST	BUCHANAN
11-58-2000-0326-00-4	WHITE JOE B & WHITE DORA J	430 FULTON ST	BUCHANAN
11-58-2000-0328-00-7	WHITE JOE B & WHITE DORA J	428 FULTON ST	BUCHANAN
11-58-2000-0329-00-3	SELVIG ROBERT	424 FULTON ST	BUCHANAN
11-58-2000-0332-00-4	SELVIG ROBERT	420 FULTON ST	BUCHANAN
11-58-2000-0333-00-1	BUCHANAN CITY OF	418 FULTON ST	BUCHANAN
11-58-2000-0334-00-7	ALLEN LISA R & ALLEN KEITH D	416 FULTON ST	BUCHANAN
11-58-2000-0336-00-0	DOTSON CHARLES H	412 FULTON ST	BUCHANAN
11-58-2000-0337-00-6	MOTEN CHRISTINA M	410 FULTON ST	BUCHANAN

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