

**Summit Township Zoning Board of Appeals
November 9, 2006**

PRESENT: Diane Weatherwax, Secretary; Richard Erhardt, Planning Commission Liaison; Scott Elliott, Township Board Liaison; James Brunner, James Bogie, and John C. Worden, Zoning Administrator.

ABSENT: Kevin Thomson, Chairman; Larry Dunn, Vice Chairman;

The meeting was called to order by R. Erhardt, on Thursday, November 9, 2006 at 7:00 p.m. in the Township Hall meeting room at 2121 Ferguson Road.

A motion was made by S. Elliott, supported by J. Brunner, to appoint R. Erhardt acting Chairman for the Thursday, November 9, 2006 meeting. The motion carried unanimously.

A motion was made by S. Elliott, and supported by J. Bogie to approve the minutes of Thursday, September 14, 2006 as written. The motion carried unanimously.

CASE 06-11-0019 – 2111 Emmons Road – Variance Sign Size – Jackson Community College Applicant/Owner, Pam Stasko rep. – Zoned Agriculture (AG-1)

A public hearing was held on November 9, 2006, at the request of Jackson Community College of 2111 Emmons Road, to allow a sign size variance for a new sign to be located at the campus entrance from Emmons Road Dr. Daniel J. Phelan, President of Jackson Community College, addressed the Board explaining the sign is an attempt to establish a renaissance for Jackson County and to create a connection with the community. The sign will be used to communicate information and will clearly define the main entrance of the campus. The sign will stand twenty (20) feet by nine (9) feet. The sign will contain two sections. The top section will contain the text "Jackson Community College" and the electronic messaging board which will contain two rows of text. The bottom section will be a fieldstone base that will match the current landscaping and décor for the college. Dr. Daniel J. Phelan also stated that students, patrons and community members were involved in testing the visibility of the sign.

R. Erhardt asked the operation hours of the sign.

Applicant, Dr. D. Phelan, responded from 6:30 a.m. – 10:00 p.m.

J. Worden asked how far from the property line the sign be placed.

Applicant, Dr. D. Phelan, responded sixty-one (61) feet.

J. Worden responded that to comply with the current ordinance, the sign would need to be sixty-three (63) feet (thirty three (33) road right of way plus half of the required set back for the district).

Applicant, Dr. D. Phelan, responded "consider it done".

J. Bogie questioned if the sign would blink.

Applicant, Dr. D. Phelan, responded stating the sign would contain no blinking lights.

J. Brunner read the current ordinance, Section 7.3, on sign size variance. Further discussion on the ordinance took place.

J. Bogie asked if any of the neighbors had any comments on the sign.

J. Worden responded that there had been none.

R. Erhardt asked if there would be landscaping around the new sign.

Applicant, Dr. D. Phelan, answered by stating that the current plan is to have lighting in the ground to shine up upon the sign as landscaping would interfere with lighting the content of the sign.

D. Weatherwax asked how often the sign would change.

Applicant, Dr. D. Phelan, responded by stating the message will change depending on a formula that the sign company comes up with. He believed it would change every five (5) or ten (10) seconds depending on the length of the message. He further stated that the sign will not contain scrolling text.

Correspondence:

None

Public Comment:

None

A motion was made by J. Brunner and supported by S. Elliott, consistent with Section 7.3 A 1- 4 and C, to grant a variance of sixty (60) square feet from the allowed forty (40) square feet for a total sign area of one hundred (100) square feet. The sign will be sixty-three (63) feet from the property line. The motion carried unanimously.

A motion was made by R. Erhardt, supported by S. Elliott, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Diane Weatherwax
Zoning Board of Appeals Secretary