

**DAVISON TOWNSHIP  
ZONING BOARD OF APPEALS  
REGULAR MEETING  
November 15, 2016**

**MEMBERS PRESENT:** Chairman John Jelinek, Secretary Dale Green, Richard Hill, Keith Garman, Nancy Davis

Attorney Richard Hamilton

Building/Planning Administrator Randy Stewart

Building/Planning Admin. Assistant Charm Healy

Building/ Planning Coordinator Jeremy Smith

**MEMBERS ABSENT:** Carol Hagler, Pat Miller

**OTHERS PRESENT:** Ken Ballard and Kathy Davis

**CALL TO ORDER**

The regular meeting of the Davison Township Zoning Board of Appeals was called to order at 7:00 p.m. at the Davison Township Municipal Center, 1280 N. Irish Road, Davison, MI 48423.

**PREVIOUS MINUTES**

**MOTION BY R. HILL, SUPPORT BY D. GREEN** to approve the August 9, 2016 regular meeting minutes as presented. Motion carried unanimously.

**Tabled Items**

None

**Old Business**

None

**NEW BUSINESS**

**Case #16-V-2016-3 Taeckens Terrace**

John stated that the reason that we are here tonight is to discuss a variance to construct a free standing sign in excess of the allowable height by 11' 10" (per Section 1723.6.c.4). It is upon the applicant to give the burden of proof of the unnecessary hardship.

Ken Ballard, representative of Taeckens Terrace, stated that they are in need of a variance for the new sign at 10133 Lapeer Road. This sign will have the Taeckens Terrace, Ballard Village and Davison-Richfield Senior Center listed along with addresses. The current sign is low to the ground and hard to see. This sign will allow everyone to see it without difficulty.

Randy gave the Administrative review stating that the township has actually caused the hardship and that because the property is in a residential district they are restricted. They

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recommended approval based on the Master Plan projects a GC zoning on Lapeer Road, and the variance request meets the spirit and intent of the Zoning Ordinance.

There was discussion about the monument signs, this sign being too high for the area, if the sign was lighted, if it would meet commercial restrictions, if there were things in the right-of-way that could be moved to shorten the sign, if the Planning Commission has to approve the design and what the property is zoned now.

**MOTION BY K. GARMAN, SUPPORT BY R. HILL** to approve Case #16-V-2016-3 based on the Administrative review as presented. Roll call: Yes – Garman, Hill, Green, Jelinek. No-Davis. Motion carried.

**PUBLIC COMMENT**

Public comment period was opened at 7:12 p.m. There were no comments and the public comment period was closed.

**INFORMATIONAL ITEMS**

None

**ADJOURNMENT**

The meeting was adjourned at 7:16 p.m.

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Dale Green, Secretary