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SAGINAW CHARTER TOWNSHIP SIGN BOARD OF APPEALS
SAGINAW CHARTER TOWNSHIP HALL
MARCH 14, 2007
7:00 P.M.

Members Present	**Members Absent**	**Others Present**
A. Brady	P. Brucker	M. Mahlberg, Attorney
S. Gerhardt	M. Faerber	B. Smith, Planner
J. Dambro		C. Edlinger, Recording Secretary

Mrs. Jerry Dambro called the meeting to order at 7:00 p.m.

Minutes:

Motion by Mrs. Dambro, supported by Mr. Gerhardt, to approve the minutes of February 8, 2006 as presented.

VOTE:	3 Yeas	0 Nays	2 Absent Brucker Faerber	Motion Carried

New Business:

A. SA-2007-02 – – Sign Image of Saginaw, Michigan on behalf of MAC-CECH Properties LLC of Saginaw, Michigan is requesting a variance from Section 48-11 of the Sign Ordinance to structurally alter an existing non-conforming sign by attaching an electronic message board onto the existing structure without bringing the non-conforming sign into compliance with current standards.

Mr. John Eggers, a representative for Sign Image, was present to answer any questions. Mr. Eggers presented an argument that the exterior supports and peak of the sign shall not be considered a sign per say but an architectural feature with a digital sign added. Mr. Eggers presented two renderings of the sign, one of the existing legal non-conforming sign and one of the existing sign brought into compliance by removing the top part of the “architectural feature”. He explained that the top architectural feature was not part of the sign itself but a form of landscaping. The signage itself is to Township code and therefore would not require a variance to add the electronic message board. He

requested the Board please consider the top architectural feature as not part of the signage itself but as a separate feature when making their decision.

The Zoning Board of Appeals reviewed the definition of the sign from the Township's general ordinance and Mrs. Dambro read aloud a letter received by the Township dated March 9, 2007 to the Board of Appeals regarding Mac-Cech's property located at 5789 State Street. The letter was signed "a Township Business owner" and asked the Board to deny this request. (See attached copy.)

Mrs. Dambro then asked for public comments regarding this proposed variance.

There being no public comments, the public hearing portion of this proposed variance was closed.

Discussion followed among the Sign Board of Appeals members.

Mrs. Dambro stated that with the evidence that was presented in the staff report and after hearing the presentation made by the applicant, she believes that replacing an existing sign with an electronic message board sign requires additional reinforcing to handle the increased weight and wind load. This constitutes a structural change; therefore, the sign would have to be brought into compliance with the current sign standards. Mr. Brady stated it should either be left legal non-conforming or brought into compliance by eliminating the top six-feet (6') of the sign. Attorney Mark Mahlberg stated we will be receiving more requests in the future and this Board should decide on a position to be taken regarding electronic message boards.

Motion by Mr. Brady, supported by Mr. Gerhardt, to DENY variance request SA-2007-02 as the applicant has not met the requirements of Section 48-14 (7) of the Sign Ordinance and has not demonstrated the existence of a practical difficulty. Furthermore, staff's report shall become a finding of fact for this decision.

VOTE:	3 Yeas	0 Nay	2 Absent Brucker Faerber	Motion Carried

Other New Business:

A. Mr. Gerhardt requested the Board to consider sending Board packets electronically via e-mail. Mrs. Dambro suggested we make a recommendation to the Township Board to consider this proposal.

VOTE:	3 Yeas	0 Nay	2 Absent Brucker Faerber	Motion Carried

Adjournment:

Motion by Mr. Gerhardt, supported by Mr. Brady, to adjourn the meeting at 7:40 p.m.

VOTE:	3 Yeas	0 Nays	2 Absent Brucker Faerber	Motion Carried