

Village of Holly
ZONING BOARD OF APPEALS REGULAR MEETING
Minutes of August 6, 2018

Board Member Rebar called the regular meeting of the Zoning Board of Appeals of the Village of Holly to order at 7:00 P.M. in the Holly Area Schools Board of Education Meeting Room, Karl Richter Center at 920 E. Baird St., Holly, Michigan.

Board Members Present

Larry Magaw
Bob Allsop
Josephine Campbell
Nancy Rebar
Richard Kinnamon

Board Members Absent

Joe Hutchins
Margaret Hejhal

Staff Present

Katy Hughes
Janell Minnick

Others Present

George Kullis

Rebar opened the meeting.

Motion Rebar, Second Campbell to excuse the following member from the meeting: Margaret Hejhal.

Rebar said the Pledge of Allegiance.

APPROVAL OF THE MINUTES:

Motion Magaw, Second Allsop to approve the minutes from 5/7/2018 with the following corrections: Page 2 the word Caliber is spelled Caliper. Motion carried by a voice vote of all ayes and no nays.

APPROVAL OF THE AGENDA:

Motion Kinnamon, Second Magaw to approve the agenda with the following correction: The address of the Case is 102 N Saginaw St, not 102 North St. Motion carried by a voice vote of all ayes and no nays.

Chairman Comment: Welcome Mr. Kinnamon to the Zoning Board of Appeals Committee.

PUBLIC COMMENTS: NONE

GENERAL BUSINESS:

Kinnamon said that he wanted to "recuse" himself from the Public Hearing as he is the applicant on tonight's agenda.

Rebar stated that Kinnamon has taken a seat in the audience.

Rebar opened the Public Hearing at 7:06 PM.

A. Case 2018-001

Consideration of a Sign Variance, by Richard Kinnamon at 102 N Saginaw St, Holly MI 48442. #01-34-151-035. Sign will exceed maximum square footage size.

- Richard Kinnamon, 433 N Saginaw, speaking as the director of the Chamber of Commerce.
- George Kullis, 601 E Maple speaking as the President of the Chamber of Commerce.
- Kinnamon said that the Chamber does not own its own location.
- The Chamber is Celebrating 100 yrs.
- Kullis states that Rocky the owner of the party store, wanted to put something on the wall of his business.
- The Chamber is rebuilding with businesses with their stickers on business doors. They are marketing the Chamber of Commerce in Holly.
- Kinnamon said that the chamber had to speak to Kevin Burdick, who did the other murals in the Village, and he give an idea of what he can come up with.
- Logo with a little twist. His artwork is phenomenal.
- The Size is based on the spacing on the wall. It will go between 2 of the left lights.
- Rebar said you have a method in designing the size of this.
- Kinnamon said yes we are fitting it in a pre-determined space. The Holly Hotel mural is very large...so the symmetry of the street is important.
- Magaw said that Kinnamon said that the sign opposite the street was the Holly Hotel but it is not. It is really a sign for "Holly, the Home of the Holly Hotel."
- Magaw asked why the Village has a restriction on wall signs. People own the building they should be able to do what they want. Magaw also talked about the murals that are currently new on the buildings, they never came before the ZBA.
- Kinnamon said he had talked with Village administration on whether what we were doing is a mural. Better serving the community in being transparent in coming in front of the board.
- The murals on the current buildings were "re-do".
- Habben explained the criteria that the board would use in evaluating the Variances:

1. Practical Difficulties: A larger sign would make it easier for pedestrian or traffic traveling on N Saginaw/E Maple St.
2. Substantial Justice: Mural promoting the Holly Area Chamber of Commerce's 100 yr. anniversary. Other buildings in the district are taller with 2 stories. Those are larger pictures.
3. Public Safety and Welfare: The sign does not violate any other current regulations other than size. Currently there are wall signs across the street.
4. Extraordinary Circumstances: Many of the buildings in the district are taller with 2 stories; therefore other murals have a larger façade.
5. No Safety Hazard and Nuisance: It does not appear to create a public nuisance issue.
6. Relationship to adjacent Land Uses: There are currently 2 wall murals across the street. This will coincide with current practices in the immediate location.

- Campbell asked if anyone knew how big the other murals are, based on guest Imation.
- Hadden said based on guest Imation, murals are different than wall signs, and she did not know. Organization in Holly is represented.
- Campbell asked about repainting.
- Kinnamon said that it is in the contract agreement with the party store. A perpetual agreement transition on the building. Paint-over which ever party is done, they would pay for the new, also to future owners.

Motion Rebar, Second Magaw to close the public hearing at 7:27 pm, for a Sign Variance, by Richard Kinnamon at 102 N Saginaw St, Holly MI 48442. 01-34-151-035. Sign will exceed maximum square footage size.

COMMISSIONER COMMENTS:

- Rebar had a question for staff: Did we notify neighbors?
 - Minnick replied yes
- Rebar asked if we received any feedback.
 - Minnick replied no
- Magaw wanted to reiterate that building owners should be able to paint their building any way they want. There should be no restriction through the county, state, etc.

Motion Allsop, Second Campbell to approve the requested variance by Richard Kinnamon at 102 N Saginaw St, Holly MI 48442. #01-34-151-035, to allow the proposed wall sign to exceed the maximum total sign area by 38 sq. ft or 8%, due to the facts and findings of the evaluating Variances that Hadden had presented.

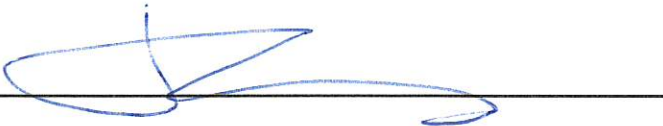
- **A roll call vote was as follows:**
- **Voting for: Allsop, Campbell, Magaw, Rebar**
- **Voting against:**
- **Absent: Hutchins, Hejhal (Kinnamon was a speaker)**
- **The motion carried to approve the variance.**

BOARD MEMBER COMMENTS:

- Allsop said good job.
- Rebar said 100 years, 100 people is a good idea
- Habben said that the ZBA could work on text amendments for the murals and signs to the Planning Commission. The next few months the Master Plan will be updated. If there is anything you want addressed please let Hadden know.

ADJOURNMENT:

With nothing further to discuss, Rebar adjourned the meeting at 7:35 PM.



**Janell Minnick
Deputy Clerk/Treasurer**