

CITY OF BATTLE CREEK
ZONING BOARD OF APPEALS
10 North Division, Battle Creek, MI 49014
MINUTES FOR MEETING MAY 9, 2023

MEETING CALLED TO ORDER: By Chairperson Moreno at 4:00 p.m.

ATTENDANCE: Chair Moreno asked for attendance to be noted.

PRESENT:

CHAIRMAN JAMES MORENO
COMMISSIONER MICHAEL DELAWARE
COMMISSIONER BILL HANNER
COMMISSIONER NORIS LINDSEY
COMMISSIONER CHRIS ROGERS
COMMISSIONER JANINE REED
COMMISSIONER REAGAN SMITH

STAFF PRESENT: Travis Sullivan, Planner, Susan Cronander, Planning and Zoning Administrator, Melody Carlsen, Planning and Zoning Administrative Assistant, Darcy Schmitt, Planning Supervisor, Marcel Stoetzel, Deputy City Attorney.

APPROVAL OF MINUTES: October 11, 2022

MOTION MADE BY COMM. ROGERS TO APPROVE THE MEETING MINUTES FOR OCTOBER 11, 2022 AS PRESENTED. SECONDED BY COMM. LINDSEY. ALL IN FAVOR, MINUTES APPROVED.

ADDITIONS OR DELETIONS TO THE AGENDA: No additions or deletions. 2023 Calendar provided for review before item is brought to the Body for vote.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

A) Election of Officers

Elections were opened by Board Member Chair Moreno.

Board member Hanner nominated James Moreno for Board Chair. Seconded by Board member Rogers.

Board member Moreno nominated Bill Hanner for Vice Chair. Seconded by Board member Delaware.

ROLL VOTE: Chair Moreno asked everyone in favor to signify by saying “aye”: Approved.

B) 2023 Calendar Approval

Board Chair Moreno opened discussion on the 2023 Calendar.

Board member Delaware asked if the 2023 meeting dates were all on the second Tuesday of each month. Travis Sullivan replied that there were no special holiday that would warrant an alternative date.

Calendar Accepted

C) Z01-23 ZONING VARIANCE REQUEST:

Petition from Signcraft for property located at 5550 Glenn Cross Rd, Battle Creek, MI 49015. Requesting a variance to allow exterior signs that are larger than allowed in MFR- High Density Multiple Family Residential. District. Pursuant to the City of Battle Creek's Zoning Ordinance Section 1240.10 and Chapter 1263. Parcel #0636-42-093-0.

Staff Presentation: Travis Sullivan, Planner, gave the staff report: Application from Signcraft on behalf of Bronson Behavioral Health hospital located at 5550 Glenn Cross Road. Requesting approval of two illuminated channel letter signs on the building that are larger than permitted in an MFR- High Density Multiple Family Residential district. The applicant is also proposing a new monument sign near the entrance to the parcel on the south side of the driveway off Glenn Cross Road. Staff recommends approval of Z01-23.

Applicant Presentation: Rob Perrin of Burkett Signs Company, 15886 East MI Ave, Climax, was present to speak to and answer questions from Board members. Deb Rozewicz, CEO of Bronson Behavioral Health, 165 West Washington Avenue, Battle Creek, was present to speak on behalf of Bronson.

Board Member Comments: Board member Delaware asked questions about the monument sign location and visibility from local traffic.

Board member Lindsey asked for clarification on the type of sign, attached or free standing.

MOTION MADE BY BOARD MEMBER DELAWARE TO APPROVE Z01-23 ZONING VARIANCE REQUEST FOR PROPERTY LOCATED AT 5550 GLENN CROSS ROAD, SECONDED BY BOARD MEMBER ROGERS.

ROLL VOTE: ALL IN FAVOR, MOTION APPROVED.

D) Z02-23 ZONING VARIANCE REQUEST:

Petition from Calhoun County Land Bank Authority for property located at 356 E Burnham Street, Battle Creek, MI 49014. Requesting a variance from the 100 foot lot depth requirement in order to proceed with a proposed division. Pursuant to the City of Battle Creek's Zoning Ordinance Section 1240.21 (7). Parcel #3230-00-018-0.

Board Member Moreno disclosed his connection between the Post Foundation and Calhoun County Land Bank. May conduct the hearing but recused himself from any discussion and voting on this item.

Staff Presentation: Susan Cronander, Planning and Zoning Administrator, gave the staff report: Application from Calhoun County Land Bank Authority, 315 W Green Street, Marshall, requesting a variance from the 100 foot lot depth requirement in order to proceed with a proposed land division. The applicant wishes to divide parcel # 3230-00-018-0 at 356 E Burnham Street into two parcels. One of the child parcels from this proposed land division of 3230-0018-0 will be 99 feet in length instead of the 100 feet in length required by the City's Zoning Ordinance for new parcels. Staff believes the Applicant's request of one foot less in length than required by the City of Battle Creek Zoning Ordinance fulfills the requirement for the minimum necessary variance to provide relief for the practical difficulty of the application and recommends approval of Z02-23.

Applicant Presentation: Angela Whitesell of Calhoun County Land Bank, 315 W Green Street, Marshall, was present to speak and answer questions from Board members.

Board Member Comments: None.

MOTION MADE BY BOARD MEMBER DELAWARE TO APPROVE Z02-23 ZONING VARIANCE REQUEST FOR PARCEL #3230-00-018-0, SECOND BY BOARD MEMBER SMITH.

ROLL VOTE: ALL IN FAVOR, MOTION APPROVED.

COMMENTS BY THE PUBLIC: None.

COMMENTS BY STAFF AND COMMISSION MEMBERS:

Board Member Hanner commended Staff on a good job with both of the reports presented.

Board Chair Moreno welcomed new Board members and noted all seats were filled for the upcoming year and noted there will be alternate seats in the future to ensure all seats are filled for future Board meetings.

ADJOURNMENT:

Chairperson Moreno adjourned the meeting at 4:12 p.m.

Submitted by: Melody Carlsen, Administrative Assistant, Planning and Zoning