

**BLAIR TOWNSHIP ZONING BOARD OF APPEALS
REGULAR MEETING – September 8, 2004**

Chairman Wolf called the regular meeting of the Blair Township Zoning Board of Appeals to order at 7:00 p.m. at the Township Hall. All members and 2 guests were present.

Approval of Agenda Weathers/Sanford moved to approve as presented. 7 ayes.

Declaration of Conflict of Interest none

Minutes of June 9, 2004 regular meeting Under New Business – vote, Fleis approves “same as Mr. Weathers” not as Mr. Wolf. Weathers/Sanford moved to accept as corrected. 7 ayes.

New Business

(1) Case #04-06 Variance requested by H. Cox & Sons to allow for an additional wall sign. Property located at 1402 Sawyer Road, parcel #28-02-007-010-00. John Coram – Valley City Signs of Bay City presented. Proposing an internally illuminated sign, building mounted on the east corner of the new addition. Proposed sign is 33 sq. feet. Ordinance read one sign of no more than 10% of square footage of building façade. This will be 2 signs but will still be under the square footage limitations. Members agreed that aesthetically the building mounted sign will be better than a ground sign. *Weathers/Sanford moved to approve the sign variance requested by H. Cox & Sons, variance #04-06, because it meets the standards set forth in Section 202.11 1 - 4.*

Weathers: Yes Meets the requirements of Section 20.11 items 2 & 3 and will be aesthetically pleasing.

Sanford: Yes Meets the criteria of Section 20.11.

Wolf: Yes Same as Mr. Sanford and Mr. Weathers.

Maue: Yes Same as Mr. Wolf.

McGee: Yes Same as Mr. Sanford.

Fleis: Yes Same as Mr. Weathers.

Lombard: Yes Same as Mr. Weathers

MOTION APPROVED.

(2) Case #04-07 Variance requested by owner, Mavis Clous, to reconstruct existing residential dwelling in Commercial District. Property located at 5883 Brook Street. Parcel #28-02-130-012-00. Mrs. Clous, 5883 Brook Street, Grawn, presented. Foundation is cracked; new structure will be in same footprint. Zoning Administrator stated this is a preferred class of nonconforming as outlined in Section 23.09 1 & 2. 300 foot notices were sent with no negative response. *Fleis/Weathers moved to approve the requested variance for Case #04-07 as it meets the standards of Section 23.09 1 a – d and was supported by Mr. Radtke as outlined in Section 23.09 2.*

Weathers Yes Because it meets Section 23.09 1 a – d.

Lombard Yes It meets Section 23.09, a, b & c.

Sanford Yes Same as Mr. Lombard

Wolf Yes Same as Mr. Lombard

Maue Yes Same as Mr. Weathers

McGee Yes Meets the requirements of 23.09

Fleis Yes Same as Mr. Lombard

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Any Other Business Township cleanup day at the end of the month, \$20 charge this year.
Township Board has approved a feasibility study for central corridor sewer.

Public Input none.

Motion to adjourn at 7:50Weathers/Lombard

Respectfully submitted,

Sally King, Recording Secretary