

CHARTER TOWNSHIP OF MONITOR  
ZONING BOARD OF APPEALS  
December 19th, 2024

The meeting was called to order by Chairman Horen at 6:30 p.m.

Members present: J. Horen, J. Meier, A. Lyday, J. Krueger, C. Schweitzer, D. Zube  
(alternate)

Members absent:

Also present: R. Sheppard-Attorney, John Eggers – Representing Garske Hewitt

The Pledge of Allegiance of the United States of America was recited by those present.

**Motion by Schweitzer, seconded by Lyday to adopt the agenda as presented.  
Motion unanimously carried.**

**Motion by Schweitzer, seconded by Lyday to approve the minutes of October 17,  
2024, meeting.  
Motion unanimously carried.**

**Public Input**

Public input was opened and closed at 6:31 p.m.

**Items for Consideration**

**09-100-037-200-580-00**

**Garske Hewitt**

**708 S. Euclid Avenue**

**Setback Variance Section 10.05**

Horen read the letter sent out to the adjourning property owners for the variance request to the property located at 7108 S. Euclid Avenue owned by Garske Hewitt PLC.

Horen questioned the height of the existing sign.

Mr. Eggers stated the original sign is over 16 foot tall and 160 sq foot and everything on this property was existing when Garske Hewitt PLC purchased the property.

Mr. Eggers commented the setback for the existing sign is 50 feet from the center of the road although the existing hardship was originally created approximately 40 years ago.

Schweitzer mentioned the new sign will be shorter and needs to be updated.

Zube stated the new sign will be narrower as well.

Discussion ensued between members.

Krueger questioned how many square feet the new sign would be.

Mr. Eggers proposed the new sign would be 32 sq feet.

Krueger stated the new sign would be 1.5 feet more conforming than the old sign.

Members agreed.

Sheppard described the difference between a monument sign and pylon sign.

Mr. Eggers discussed the benefit of using a certified sign contractor and the stability of his sign company, "Sign Image", building quality signs.

Schweitzer questioned if *Sign Image* constructed Harold Miller's sign and if it was permitted.

Mr. Eggers stated they did construct his sign and got it permitted.

Horen questioned the distance from the bottom of the sign to the ground.

Mr. Eggers commented approximately 31 inches from the curb height to the bottom of the digital sign.

Schweitzer questioned if the planter box is being changed.

Mr. Eggers stated nothing is being changed with the planter box and they are using the existing structure.

Sheppard commented that Mr. Eggers demonstrated that *18.10 (C) Private Road not so re-occurrent in nature*, could not be met, because every other sign located on Euclid Avenue were similarly situated.

Discussion ensued among Sheppard and Mr. Eggers.

Schweitzer mentioned using the original base is a benefit and the new proposed sign is more attractive and less square footage.

18.10 (A) and 18.10 (B) show practical difficulties and unnecessary hardship.

Public input opened and closed at 7:25pm.

***Motion by Schweitzer, supported by Lyday to approve the proposed new sign. The extraordinary circumstances of the existing building, so the only other way to improve the safety and visibility, would be making it more conformable to our ordinance. Section 18.10 (A) has practical difficulties and unnecessary hardship and public safety issues.***

*Section 18.10 (C) exists because of the building location and the new sign will be reduced by 75% from the original sign size.*

*All conditions of section 18.10 are as follows:*

*Section 18.10 (A) from our ordinance states, “the literal enforcement of this Ordinance would involve practical difficulties or would cause undue hardship.”*

*Section 18.10 (B) discusses “practical difficulty or unnecessary hardship in carrying out the strict letter of this Ordinance and a request is made to vary such regulations so that the spirit of this Ordinance shall be observed, public safety secured, and substantial justice done.”*

*Section 18.10 (C) discusses “said property for which the variance is sought is NOT so general or recurrent in nature.”*

***Roll Call Vote:***

***Yes: Schweitzer, Horen, Meier, Krueger, Lyday***

***No: None***

***Absent: None***

***Motion unanimously carried.***

### **Communications**

Sheppard commented on the letter discussing the barbed wire variance for Consumers Energy coming on next months agenda.

Schweitzer explained the overlay districts the Planning Commission members chose for the alternative energy designated areas they would allow or approve the wind, solar, and battery storage.

***Motion by Krueger, supported by Schweitzer to adjourn the meeting.***

***Motion unanimously carried.***

The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Joy Krueger  
Secretary  
Jk/tcp