

M-59/Crooks Business Park Off-Premise Sign Sample Motions

(Motions subject to modification by the Board based on discussion held/evidence presented during the meeting)

Motion to Approve

MOTION by _____, seconded by _____, in the matter of File No. 06-013, that the request for the extension of variances from Section 134-109(b), 134-115(a), and 134-115(c) of the Rochester Hills Code of Ordinances to allow one off-premises real estate sign to be located in the public right-of-way of Avon Industrial Road, west of Crooks Road, adjacent to the parcel identified as parcel number 15-29-228-004 be **APPROVED** because competent, material, and substantial evidence **DOES** support the following affirmative findings:

Findings:

1. A special condition or circumstance **does** exist for this applicant in that the property the sign advertises (the M-59/Crooks Business Park) does not front upon a major thoroughfare and has no visibility at the intersection of Avon Industrial Drive and Crooks Road.
2. Strict application of the provisions of this chapter **would** deprive the applicant of property rights commonly enjoyed by other properties in the same district.
3. Substantial justice **will be** done by allowing this approval. This approval will not be contrary to the public purpose and the general intent of the Sign Ordinance. Specifically, the sign will not endanger the public in terms of location and will assist the public in finding the area, and minimize traffic problems in that particular location.

Conditions:

1. The approval is granted for the period of one (1) year from April 10, 2013. Annual renewals of this sign permit will be authorized by the City's Building Department as set forth in Section 134-147 (real estate signs) of Chapter 134 (Signs) of the City's Code of Ordinances. If the sign is still being renewed five years from April 10, 2013, a variance request must be brought back to the Sign Board of Appeals for review.
2. The sign must meet all Ordinances and requirements specific for a temporary real estate development sign.
3. The sign will be specifically for GVA Strategies for the M-59/Crooks Road Business Park.
4. The sign will be no greater than 35 square feet, as depicted on the plans dated received April 10, 2013.
5. The sign is to be located in the public right-of-way as shown on the aerial example provided in the application, and subject to the requirements of the City's Engineering Department.
6. The location must conform to all applicable Ordinances and laws.

Motion to Deny

MOTION by _____, seconded by _____, in the matter of File No. 06-013, that the request for the extension of variances from Section 134-109(b), 134-115(a), and 134-115(c) of the Rochester Hills Code of Ordinances to allow one off-premises real estate sign to be located in the public right-of-way of Avon Industrial Road, west of Crooks Road, adjacent to the parcel identified as parcel number 15-29-228-004 be **DENIED** because competent, material, and substantial evidence **DOES NOT** support the following affirmative findings:

Findings:

1. A special condition or circumstance **does not** exist for this applicant that are peculiar to the buildings involved which are not also applicable to other buildings in the same district elsewhere in the City.
2. Strict application of the provisions of this chapter **would not** deprive the applicant of property rights commonly enjoyed by other properties in the same district.
3. Substantial justice **will not** be done by allowing this approval. Approval would be contrary to the public purpose and the general intent of the Sign Ordinance and would represent a special benefit to the applicant.