The regular meeting of the Groveland Township Board of Zoning Appeals was called to order by Chairwoman Sevigny at 7:00 p.m. Members present were Branca, Cason, Coxon, Sevigny and Thompson. See attached list of others in attendance.

MINUTES:

A motion was made by Coxon, seconded by Branca to approve the minutes of the July 10, 2012 meeting as submitted. ALL YES. MOTION CARRIED.

NEW BUSINESS:

BZA 2012-003, CONSUMERS ENERGY CO., SEC. 19. 02-19-401-004, REQUEST TO EXCEED HEIGHT OF EXTERIOR LIGHTING FIXTURES.

Chairwoman Sevigny gave a brief summary of the variance request stating that Consumers Energy Company will be building a new service center and their site plan has already been approved by the Planning Commission. At this time, they are requesting a variance due to the fact that their plans include exterior lighting poles at a height of 27.5 feet. Current ordinance Sec. 54-861 states that exterior lighting fixtures cannot exceed 20 feet.

It was discussed by the Planning Commission that this ordinance should be considered for amendment as 20 feet may be too restrictive in a non-residential zoning district. As a result of this discussion, Township Planner lacoangeli has prepared a proposed amendment to be considered at the next Planning Commission meeting.

Chris Laser from Consumers Energy explained that the proposed 22,000 square foot building will be screened by natural vegetation and the front setbacks exceed current requirements. He also showed the proposed lighting plan indicating that fixtures will be located along the driveway and around the perimeter of the property. The proposed fixtures would be 27.5 feet tall; shine straight downward and no light would be projected onto the highway. In addition, using taller lighting fixtures will reduce the number required by 15 to 20.
Board members discussed various aspects of the variance request and conclude that current height requirements in nonresidential zoning districts may be too restrictive. It was also positively acknowledged by Board members that this will be the first LEEDS certified building design in the Township.

After discussion, a motion was made by Branca, seconded by Thompson to approve BZA 2012-003, CONSUMERS ENERGY CO., SEC. 19. 02-19-401-004, REQUEST TO EXCEED HEIGHT OF EXTERIOR LIGHTING FIXTURES as 1) it is an industrial zoning district; 2) it will conserve energy consumption; 3) amending the current ordinance is being reviewed by the Planning Commission; and, 4) the Township encourages LEEDS certified building designs. ROLL CALL VOTE. YES - BRANCA, CASON, COXON, SEVIGNY AND THOMPSON. NO -0. MOTION CARRIED.

There being no further business to come before the Board of Zoning Appeals, a motion was made by Coxon, seconded by Cason to adjourn at 7:15 p.m. ALL YES. MOTION CARRIED.

RESPECTFULLY SUBMITTED,

JUDY SCHULTE
RECORDING SECRETARY