

CITY OF WOODHAVEN  
COUNTY OF WAYNE, STATE OF MICHIGAN  
ZONING BOARD OF APPEALS MEETING OF JANUARY 4, 2017

Zoning Board of Appeals meeting of January 4, 2017, held at Woodhaven City Hall, 21869 West Road, Woodhaven, Michigan. The meeting was called to order at 7:00 p.m. by Mr. Michael Boyda, Chairman, Commencing with the Pledge of Allegiance.

PRESENT: Mr. Alan Fike, Mr. Bruce Grantz, Mrs. Doreen Herk, Mr. Michael Boyda

ABSENT: Mr. Clif Stone (excused)

Moved by Mr. Fike, seconded by Mrs. Herk, to excuse Mr. Stone, from tonight's meeting.  
MOTION CARRIED.

Moved by Mr. Grantz, seconded by Mr. Fike, to approve the agenda for tonight's meeting as submitted.  
MOTION CARRIED.

Moved by Mr. Fike, seconded by Mrs. Herk, to approve the meeting minutes of August 3, 2016, As submitted. MOTION CARRIED.

APPLICATION FOR REVIEW/PUBLIC HEARING:

ZBA Application Z 17-01; United Restaurant Group (Diamond Holdings/Hardees), 21864 West Road, Menu Board.

A PUBLIC HEARING WAS HELD ON ZBA APPLICATION Z 17-01; UNITED RESTAURANT GROUP (DIAMOND HOLDINGS/HARDEES), 21864 WEST ROAD, MENU BOARD.

The public hearing was opened at 7:05 p.m.

Chairman Michael Boyda read the City Planners review for the record.

The Applicant, Mr. John Orow, representing Hardees, is proposing to install a pre-sell menu board in addition to the existing menu board. He is requesting a 2.83 square foot size variance to that which is required by ordinance. He stated that Hardees food is cooked fresh as it is ordered. It is not pre-made. He further stated that this pre-sell menu board will allow the customer to be ready to order when they pull up to the ordering microphone. This will mitigate traffic congestion in the lane and reduce customer wait time for their orders.

No public comments were received.

The public hearing was closed at 7:21 p.m.

Discussion was held by the Board. The Board determined that two Menu Boards are allowed by the ordinance not to exceed 40 square feet in total. The applicant stated he would eliminate the header sign shown on top of the pre-sell sign depicted in the drawings.

Moved by Mr. Fike, seconded by Mr. Grantz, to **approve**, ZBA Application Z 17-01;United Restaurant Group(Diamond Holdings/Hardees), 21864 West Road, for a 2.83 sq. ft. size variance to the

required 40 sq. ft. for two menu boards, under Article III, Section 110-353(7)(j). Approval is based upon the fact applicant eliminated “header” sign above the pre-sell menu board. Also, that it will eliminate traffic congestion. Granting of this variance is contingent upon the fact that should the restaurant decide to install a second drive-through lane in the future, they will have to relocate this pre-sell menu board for use as a menu board for the new lane. This variance does not pose a detriment to the community nor substantially impair the intent of the ordinance. MOTION CARRIED.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

None.

PUBLIC COMMENTS:

None.

Moved by Mr. Boyda, seconded by Mrs. Herk, to adjourn the meeting at 7:55 p.m. MOTION CARRIED.

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Mr. Michael Boyda, Chairman

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Mrs. Doreen Herk, Secretary