

CITY OF WOODHAVEN
COUNTY OF WAYNE, STATE OF MICHIGAN
ZONING BOARD OF APPEALS MEETING OF NOVEMBER 5, 2014

Zoning Board of Appeals meeting of November 5, 2014, 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. Michael Boyda, Mr. Bruce Grantz, Mr. Clif Stone, Mrs. Kate Odette

ABSENT: Mrs. Doreen Herk, Mr. Alan Fike

ALSO PRESENT: Mrs. Laura Kreps, Carlisle/Wortman Associates Inc.

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

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

Moved by Mr. Grantz, seconded by Mr. Stone, to approve the meeting minutes of October 1, 2014. MOTION CARRIED.

Moved by Mr. Stone, seconded by Mr. Boyda, to approve the Special meeting minutes of October 8, 2014. MOTION CARRIED.

APPLICATION FOR REVIEW/PUBLIC HEARING:

ZBA Application Z 14-08; Deborah Catka, 25315 Montebello Drive, for a fence.

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

Debra Catka, the homeowner, stated her need to replace her existing fence and wants to avoid losing her back yard. Don Jones of Custom Wood and Vinyl Fence Co. submitted a drawing of the proposed fence, he has improved line of sight at the intersection of the sidewalk and driveway providing 16 feet of line of sight. Laura Kreps of Carlisle Wortman summarized the Variance Analysis and noted that 2 variances will be needed.

No public comments were offered.

The public hearing was closed at 7:17 p.m.

Moved by Mr. Boyda, seconded by Mr. Grantz, to grant a 4 foot height variance to the required 2 feet under Section 110-747 (1) for ZBA application Z 14-08, Debra Catka, 25315 Montebello Drive. Granting of this variance is due to the fact that the applicant is replacing an existing 6 foot privacy fence however adding a 10 foot angle at the rear where the fence abuts the driveway of the neighbor to the east thus creating a line of sight of 16 feet for safety purposes. In addition grant a 24 foot variance to the required 25 foot front yard setback under Section 110-747(5). Granting of these two variances is based upon the fact that strict application of the ordinance significantly restricts applicant's full use of the

property. These variances do not pose a detriment to the public good and does not impair the intent or purpose of the ordinances. MOTION CARRIED.

ZBA Application Z 14-09; Nowak & Fraus Engineers, (White Castle), 20090 West Road, request to allow free-standing signage.

The public hearing was opened at 7:31 p.m.

Mr. Travis Evans representing White Castle stated applicants desire to install (2) menu board signs. New signage is proposed to be in excess of what is allowed by ordinance but still significantly less than what is currently exists. In order to provide the ten vehicle stacking spaces required for the drive through it requires two menu boards and requires a variance to allow for a monument sign and two menu boards requiring a minimum of an additional 40 square feet of additional signage.

Mrs. Kreps gave a summary of the Carlisle/Wortman analysis dated October 24, 2014.

No public comments were offered.

The public hearing was closed at 7:47 p.m.

Discussion was held by the board.

Moved by Mr. Stone, supported Mr. Boyda, to grant a variance of 40 square feet of freestanding signage to the required 117.6075 feet under Section 110-714(e)(2), allowing for 157.6075 square feet of freestanding signage to accommodate the proposed free standing menu board signs. Granting of this variance will allow for the stacked vehicles in the drive through to view menu options prior to ordering, and is less than the 180 square feet of signage that currently exists on site. Applicant has reduced the size of the monument sign in order to reduce the variance sought. This allows the applicant to continue the long standing drive through business that has existed for 29 years and makes up 75% of current revenue. Granting of this variance does not impact the health, safety or welfare of the general public. MOTION CARRIED.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

The board would like new updated ordinance books.

PUBLIC COMMENTS:

None.

Moved by Mr. Grantz, seconded by Mr. Boyda, to adjourn the meeting at 8:12 p.m. MOTION CARRIED.

Mr. Michael Boyda, Chairman

Mr. Clif Stone, Secretary