

CITY OF WOODHAVEN
COUNTY OF WAYNE, STATE OF MICHIGAN
ZONING BOARD OF APPEALS MEETING OF MARCH 4, 2015

Zoning Board of Appeals meeting of March 4, 2015, 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, Mrs. Doreen Herk, Mr. Alan Fike

ABSENT: Mr. Clif Stone (excused)

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

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

Moved by Mr. Fike, seconded by Mrs. Herk, to approve the agenda for tonight's meeting.
MOTION CARRIED.

Moved by Mr. Grantz, seconded by Mr. Boyda, to approve the meeting minutes of November 5, 2014.
MOTION CARRIED.

APPLICATION FOR REVIEW/PUBLIC HEARING:

ZBA Application Z 15-01; Huron Sign Co. (Belle Tire), 23901 Allen Road, Freestanding Sign.

The public hearing was opened at 7:03 p.m.

Mr. Bill Short from Huron Sign Co. representing Belle Tire explained he is requesting a variance to allow a reduction in the setback for the freestanding sign and an allowance for greater sign area. The proposed sign will be less non-conforming than the existing sign. Mr. Short stated the alternative location suggested by Carlisle Wortman is not viable and providing a monument sign at this location would be obstructed by the car dealer to the north, and difficult to see from the south due to 45 mph speed limit in the area. Laura Kreps of Carlisle Wortman summarized the Variance Analysis and noted that 2 variances will be needed, one for additional signage area and one for the reduced setback based upon the existing location of the sign posts.

No public comments were offered.

The public hearing was closed at 7:27 p.m.

Moved by Mr. Boyda, seconded by Mr. Grantz, to grant a 115 ft. sign size variance to the required 139.5 sq. ft. Thus, totaling 254.26 sq. ft. for the proposed signage. And, grant a 11 foot street right-of-way setback variance to the required 15 feet; under Article V, Section 110-714(d); for ZBA Application Z15-01; Huron Sign Company, (Belle Tire), 23901 Allen Road. Granting of these two variances is based upon the following: Applicant is utilizing the existing pole supports for the new sign. These pole supports line up with the signage of the car dealership adjacent to the north of the applicant. Also, the two smaller signs beneath the primary business name will be removed. Applicant is bringing the current, non-compliant height of the sign into compliance. And, although the proposed new sign size

will still be non-compliant, it will be 87.74 sq. ft. smaller than the existing signage. It may be feasible to install a freestanding or monument sign in the lawn area near the flagpole and be compliant. However, unique to this location, with a 45 mph speed limit, southbound visibility of a sign would be significantly hampered by the signage and automobiles parked for sale on the dealership property north of the applicant. Finally, granting of these variances does not pose a substantial detriment to the public good and does not substantially impair the intent or purpose of the ordinance. MOTION CARRIED.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

None.

PUBLIC COMMENTS:

None.

Moved by Mr. Fike, seconded by Mr. Grantz, to adjourn the meeting at 7:42 p.m. MOTION CARRIED.

Mr. Michael Boyda, Chairman

Mrs. Doreen Herk, Acting Secretary