

CITY OF WOODHAVEN
COUNTY OF WAYNE, STATE OF MICHIGAN
ZONING BOARD OF APPEALS MEETING OF JUNE 3, 2015

Zoning Board of Appeals meeting of June 3, 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: Mr. John Enos, Carlisle /Wortman Associate, Ms. Angie Shurkus, Deputy Clerk

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

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

Moved by Mrs. Herk, seconded by Mr. Fike, to approve the meeting minutes of March 4, 2015.
MOTION CARRIED.

APPLICATION FOR REVIEW/PUBLIC HEARING:

ZBA Application Z 15-02; Allied Sign Co. (Village of Woodhaven), 19800 West Road.

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

Mr. Patrick Stieber from Allied Sign Co., explained they are proposing to install (2) new freestanding multi-tenant signs for the new Village of Woodhaven development and the lack of identification of the tenants going into this site would have a negative impact on the whole development. He is requesting (3) variances on the proposed signage for this project.

Mr. John Enos, of Carlisle Wortman summarized the Variance Analysis dated May 13, 2015, stating the applicant is requesting a variance to allow a reduction in the setback for the freestanding signs from 15 feet to 11.46 feet, and a variance to exceed the area requirement allowed by 89.21 square feet of the excess sign area, plus 140 square feet of sign structure totaling 229 square feet of excess area of each sign. Both signs are also proposed to be 20 feet tall – 12 feet in excess of the allowed 8-foot height. He, also, stated the subject site contains 524 feet of frontage along West Road and 493 feet of frontage along Allen Road allowing the two freestanding signs as proposed – which are in proportion to the size of the development and other similar multi-tenant developments within the CBD District have similar size and type of signs.

No public comments were offered.

The public hearing was closed at 7:24 p.m.

Moved by Mr. Fike, seconded by Ms. Herk, to approve the request for ZBA 15-02; Allied Sign Co. (Village of Woodhaven), 19800 West Road, to reduce the setbacks (11.46 feet a reduction from 3.36 feet of the required 15 feet) and allow greater signage area (229 square feet an increase of 79 square feet from the required 150 square feet) and height (20 feet an increase of 12 feet from the required 8 feet) than allowed in Section 110-714(e)(2) and Section 110-711(2); based upon the size, location and configuration of the approved redevelopment of the site and due to the fact other similar multi-tenant developments within the CBD district have similar size/type of signage; and the following stipulation:

1. Bricks on the proposed sign match the knee wall brick submitted in the original site plan approval of this project.

AYES: Fike, Boyda, Herk

NAYS: Grantz

ABSENT: Stone

MOTION CARRIED.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

None.

PUBLIC COMMENTS:

None.

Moved by Mr. Fike, seconded by Mr. Grantz, to adjourn the meeting at 7:30 p.m. MOTION CARRIED.

Mr. Michael Boyda, Chairman

Ms. Angie Shurkus, Deputy Clerk