

CITY OF WOODHAVEN
COUNTY OF WAYNE, STATE OF MICHIGAN
ZONING BOARD OF APPEALS MEETING OF JULY 6, 2016

Zoning Board of Appeals meeting of July 6, 2016, 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. Alan Fike, Mr. Bruce Grantz, Mr. Santo Militello

ABSENT: Mr. Clif Stone, Mrs. Doreen Herk (both excused)

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

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

Moved by Mr. Militello, seconded by Mr. Grantz, to approve the meeting minutes of June 1, 2016. MOTION CARRIED.

APPLICATION FOR REVIEW/PUBLIC HEARING:

ZBA Application Z 16-02; Brian & Cindy Finamore, 24312 Cabot Drive, Concrete.

A PUBLIC HEARING WAS HELD ON ZBA APPLICATION Z 16-02; BRIAN & CINDY FINAMORE, 24312 CABOT DRIVE, CONCRETE.

The public hearing was opened at 7:04 p.m.

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

The Applicants are proposing the expansion of their walkway from the driveway to the rear yard. This expansion would occur as the Applicant makes improvements to their backyard with a concrete patio.

The proposed extension would expand gradually, starting the sidewalk at an additional 3 foot to the north. The expansion would extend from the sidewalk all the way to the back yard, with 17 feet and 3 inches at its widest point, and 16 feet at the gate. The driveway would maintain the 16 foot width into the backyard 25 feet for a parking pad. A walkway from the garage's side door to the parking pad would also be provided. From the proposed backyard parking pad, a proposed "L" shaped walkway, measuring 3 feet by 18 feet and 6 inches extending west, then turning 90 degrees south an additional 3 feet, to the patio. The proposed patio measures 30 feet by 18 feet, abutting the rear of the home.

Mr. Fisk, 24347 Colonial Dr. and Mr. D. Duderstadt, 24351 Cabot Dr. were present with comments on this variance.

The public hearing was closed at 7:34 p.m.

Discussion was held by the Board.

Moved by Mr. Fike, seconded by Mr. Grantz, to grant a 17' variance to the required 20' under Section 110-511(t) (2) for the expansion of concrete, for ZBA Application Z 16-02, Brian & Cindy Finamore, 24312 Cabot Drive. Granting of this variance is contingent upon the following:

1. Existing cement pad in yard will be removed and hauled away.
2. The driveway expansion will end (1) foot past the gate with a total length of 27 feet.
3. The expansion will start (3) feet from the driveway at the sidewalk and angle to (7) feet away from the sidewalk, so that the width of the expansion is 17 feet.
4. At no time shall a camper be stored on the property.
5. Granting of this variance is due to the lot size exceeds the minimum lot size for the R1 zoning. Granting of this variance does not pose a detriment to the community nor substantially impair the intend of the ordinance.

AYES: Boyda, Grantz, Fike, Militello
ABSENT: Herk, Stone
MOTION CARRIED.

ZBA Application Z 16-03; Allied Signs, Inc., (Best Western), 21700 West Road, (2) Pylon Signs.

A PUBLIC HEARING WAS HELD ON ZBA APPLICATION Z 16-03; ALLIED SIGNS, INC., (BEST WESTERN), 21700 WEST ROAD, (2) PYLON SIGNS.

The public hearing was opened at 8:25 p.m.

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

The site has two existing pylon signs (herein, Signs 1 and 2), both of which are non-conforming. The applicant is proposing to replace both signs, and in both cases, the dimensions of the signs will change. In both cases, the square footage of the signs will be reduced and will meet the maximum size standard of the district. The applicant is requesting variances from the sign height limit of the district for both signs.

Sign 1: Sign 1 is located in the parking lot of the hotel near the southerly property line, proximal to the site's frontage on West Road. The existing sign is mounted on two pylons, both proposed to remain. The clearance to the bottom of the sign is 33 feet and will remain 33 feet (the sign that used to be between the two pylons has been removed). The overall height of the sign will be reduced by 15.75 inches and will be 40 feet, 6 inches. **The height variance requested for this sign is 20 feet, 6 inches.**

Sign 2: Sign 2 is also located in the parking lot, but across the site, proximal to the lot's frontage on I-75. The existing sign is mounted on one pylon, which is proposed to remain. The clearance to the sign is 38 feet, 7 inches and is not proposed to change. The overall height of the existing sign is 49 feet, 3 inches, and the proposed height is 46 feet, 3 inches. **The height variance requested for this sign is 26 feet, 3 inches.**

No public comments were received.

The public hearing was closed at 8:40 p.m.

Discussion was held by the Board.

Moved by Mr. Militello, seconded by Mr. Boyda, to grant a 20' 6" height variance for Sign #1, to the required 20 feet, and a 26' 3" height variance for Sign #2, under Section 110-714(d), for ZBA Application Z 16-03; Allied Signs, Inc., (Best Western), 21700 West Road. Granting of these variances is due to the fact the property is set back behind other businesses and the signs need to be visible from two thoroughfares West Road and I-75. Applicant decreased the size of the signs to be more compliant. Granting of these variances does not pose a detriment to the community nor substantially impair the intent of the ordinance.

AYES: Boyda, Grantz, Fike, Militello

ABSENT: Herk, Stone

MOTION CARRIED.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

None.

PUBLIC COMMENTS:

None.

Moved by Mr. Grantz, seconded by Mr. Boyda, to adjourn the meeting at 8:49 p.m. MOTION CARRIED.

Mr. Michael Boyda, Chairman

Mr. Alan Fike, Acting Secretary