

CITY OF WOODHAVEN
COUNTY OF WAYNE, STATE OF MICHIGAN
ZONING BOARD OF APPEALS MEETING OF OCTOBER 3, 2018

Zoning Board of Appeals meeting of October 3, 2018, held at Woodhaven City Hall, 21869 West Road, Woodhaven, Michigan. The meeting was called to order at 7:05 p.m. by Mr. Michael Boyda, Chairman, Commencing with the Pledge of Allegiance.

PRESENT: Mr. Bruce Grantz, Mr. Michael Boyda, Mr. Alan Fike

ABSENT: Mr. Dennis Dzwigalski, Ms. Ciara Carter

ALSO PRESENT: Ms. Laura Kreps, Carlisle Wortman & Associates

Moved by Mr. Fike, seconded by Mr. Grantz, to excuse Mr. Dzwigalski and Ms. Carter from tonight's meeting. MOTION CARRIED.

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

Moved by Mr. Grantz, seconded by Mr. Fike, to approve the meeting minutes of September 5, 2018 as submitted. MOTION CARRIED.

APPLICATION FOR REVIEW/PUBLIC HEARING:

ZBA Application Z 18-06; TSFR Pizza, LLC, (Chandler Signs), 23071 Allen Road, Monument Signs.

A PUBLIC HEARING WAS HELD ON ZBA APPLICATION Z 18-06; TSFR PIZZA, LLC, (CHANDLER SIGNS), 23071 ALLEN ROAD, MONUMENT SIGNS.

The public hearing was opened at 7:10 p.m.

Mr. Ryan Jones, of TSFR Pizza, LLC, explained the center has been through changes with new tenants, and would like to make improvements to the signage being that it is outdated, low to the ground and not visible. He would like to relocate the Allen Road sign – there is no visibility northbound due to electrical box and safety hazard. The West Road sign would be kept in current location to meet setback – trying to copy sign across the street; current sign gets blocked by parked cars. The improvements to the signage would also help the safety of the community; it matches other signage also, and is a nicer design than existing.

City Planner Kreps summarized the Carlisle Wortman & Associates analysis of this case for the record.

No public comments were received.

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

Discussion was held by the Board. It was determined that there are (2) electrical boxes and a large tree that obstructs viewing the sign on Allen Road. Also, as it pertains to the sign on West Road, if a car parks to visit Mod Pizza, it blocks the view of that sign.

Moved by Mr. Fike, seconded by Mr. Grantz, to approve a 5 foot height variance to the required 8 feet, under Article V, Section 110-714(e)(2), for ZBA Application Z 18-06; TSFR Pizza, LLc, (Chandler Signs), 23071 Allen Road, for (2) monument signs. Granting of this variance is based upon the fact that the existing signage has visibility obstructions such as, the electrical boxes, tree and parked cars. These are unique to the layout of this commercial strip. Also, granting of this variance is contingent upon the installation of the (2) signs conforming to the site plan submitted to the city and received on August 22, 2018, Design #0820949AR02. Finally, that the tree that has to be removed on the Allen Road location for the new sign be relocated or a new tree planted elsewhere on the property. This variance does not substantially pose a detriment to the public good nor impair the intent and purpose of the ordinance. MOTION CARRIED.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

None.

PUBLIC COMMENTS:

None.

Moved by Mr. Grantz, seconded by Mr. Fike, to adjourn the meeting at 7:26 p.m. MOTION CARRIED.

Mr. Michael Boyda, Chairman

Mr. Alan Fike, Acting Secretary