

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF March 7, 2018
ZONING BOARD OF APPEALS AND ADJUSTMENT**

A meeting of the Zoning Board of Appeals and Adjustment of the City of Wyandotte was called to order by Chairperson Duran at 6:30 p.m., in the Council Chambers of the City Hall, 3200 Biddle Avenue, Wyandotte.

MEMBERS PRESENT: DiSanto
Duran
Flachsmann
Gillon
Nevin
Olsen
Szymczuk
Trupiano

MEMBERS ABSENT: Wienclaw

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Szymczuk, supported by Member Trupiano to approve the minutes of the February 7, 2018, meeting.

Yes: DiSanto, Duran, Flachsmann, Gillon, Nevin, Olsen, Szymczuk, Trupiano

No: none

Abstain: none

Absent: Wienclaw

Motion passed

#3264 – GRANTED

Anthony Mastrodonato, PO Box 2363, Riverview (owner & appellant)

for a variance to obtain sign permit for a ground sign at 3369 Fort (legal description on file) in a B-2 zoning district, where the proposed conflicts with Section 2408.F.2.a.1 of the Wyandotte Zoning Ordinance.

SECTION 2408.F.2.a.1:

One ground sign shall be permitted having a sign area of not more than 40 square feet for each sign face. On corner lots, 2 such signs are permissible where business front both streets. Such sign shall not exceed 6 feet in height. The proposed ground sign would be 11 feet high.

Proposed ground sign will not be objectionable to nearby dwellings, with no noise or flashing lights, nor interfere with the public right-of-way, adjacent land or buildings, and conform to all other ordinance standards.

A motion was made by Member DiSanto, supported by Member Flachsmann to grant this appeal.

Yes: DiSanto, Duran, Flachsmann, Gillon, Nevin, Olsen, Szymczuk, Trupiano

No: none

Abstain: none

Absent: Wienclaw

Motion passed

COMMUNICATIONS:

A motion was made by Member DiSanto, supported by Member Olsen, to place all communications on file. Motion passed.

OTHER BUSINESS:

Member Flachsmann discussed how he would like for it to be noted on the city inspections that the potential purchaser of a property has the right to investigate/research city records to see if any existing nonconformities have previously been approved or existed before the ordinance it is in violation of took effect. Chairperson Duran stated that she will send a letter to the City Engineer inquiring about this.

There being no further business to discuss, the meeting adjourned at 7:10 p.m. **The next scheduled meeting of the Board will be held on April 4, 2018.**



Peggy Green, Secretary

Appeal #3264

Chairperson Duran read the appeal and asked that it be explained.

Anthony Mastrodonato, owner and Brian Williams, tenant, present.

Mr. Mastrodonato explained that a sign is needed for the building, it is hard to see the building. If the sign is not high enough, it will be covered/damaged when the snow is plowed.

Mr. Williams explained that this building is about 6' behind the strip mall next door and added again that you can't see the building until you are right upon it. Mr. Williams continued that in the winter time, the snow is piled 7' high.

Mr. Mastrodonato stated that he is the owner of the property that the billboard on, and added that with the snow being pushed it, it would destroy a 6' high sign.

Chairperson Duran asked how the sign would be put up. Mr. Williams replied that it would be on two poles, and presented a picture to the Board. Mr. Williams stated that it would be an LED sign. Mr. Mastrodonato added that it would be lighted, not a message board sign.

Member Szymczuk asked if the sign would be underneath the billboard. Mr. Mastrodonato replied maybe a couple feet north, not quite underneath it.

Member Trupiano asked if they moved it north, would it be taking up a parking space. Mr. Williams replied no. Mr. Mastrodonato added that there is about 5' between the spot and the property line.

Member Gillon asked Mr. Mastrodonato if he owned the property the billboard sign was on. Mr. Mastrodonato replied yes, they have a lease, and it is grandfathered.

Member Flachsmann asked Mr. Mastrodonato if he owned the property to the south. Mr. Mastrodonato replied no.

Member Flachsmann asked if the sign would be double sided. Mr. Mastrodonato replied yes.

Mike Hammoud, 21 Turnberry Lang, Dearborn, present.

Mr. Hammoud stated that he owns the strip mall and purchased it in 2014, and has done a lot of improvements to it, and wanted to see if this sign would affect his property. Mr. Hammoud stated that you can't see most of his sign from Eureka because of the billboard, he doesn't want this sign hurting his sign, by blocking the view from Eureka, and asked if something could be done.

Mr. Williams stated that it would not help if he moved his sign. Chairperson Duran stated the meeting tonight is just dealing with the sign that has been presented. Mr. Hammoud added that another sign would be blocking even more.

Mr. Mastrodonato stated that the strip mall has a pole sign with 5 tenants listed on it and the billboard sign was there when Mr. Hammoud purchased his property.

Member DiSanto asked Mr. Williams if he was the only tenant in the building. Mr. Williams replied yes.

One communication was received from DTE – copy was also given to owner and appellant at the meeting.

DTE Gas Company
One Energy Plaza – GO-838
Detroit, MI 48226



DTE Energy

4 of 4

ZB
3-7-18

February 23, 2018

City of Wyandotte
Zoning Board of Appeals
3200 Biddle Ave., Suite 200
Wyandotte, MI 48192

Appeal #3262

Re: Notice of public hearing:
Variance for signage at 3369 Fort St.

- Not Involved
- Involved: but asking you to hold action on this petition until further notice.
- Involved: but no objections to the property change - - provided an easement of the full width of the public right-of-way (street, alley or other public place) is reserved.
- Involved: the nature of our services, and the estimated costs of abandonment and/or rerouting of all such gas mains and/or services must be determined.**

REMARKS:

DTE Gas Company has involvement (gas service line running to the front of building from Fort St.) but does not object to proposed variance provided the proposed use does not hinder or impede the operation maintenance or replacement of DTE Gas Company facilities.
Customers service can be rerouted, if required, at owners expense.

Please abide by Public Act 174. **Three (3) working days before you dig call MISS DIG at:**
1-800-482-7171 or 811

DTE Energy's Gas Leak Emergency Phone Number 1-800-947-5000.

Sincerely,

David L Gabrielse

David L Gabrielse

Drafter/SE Region