

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF November 1, 2023
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: Duran
Flachsmann
Gillon
McDonald
Olsen
Szymczuk
Trupiano
Wienclaw

MEMBERS ABSENT: DiSanto

ALSO PRESENT: Peggy Green, recording secretary

A motion was made by Member Flachsmann, supported by Member Szymczuk to approve the minutes of the October 4, 2023, meeting.

Yes: Duran, Flachsmann, Gillon, McDonald, Olsen, Szymczuk, Trupiano, Wienclaw

No: none

Abstain: none

Absent: DiSanto

Motion passed

APPEAL #3396 – GRANTED w/stipulation

Ron Thomas, 97 Oak, Suite 101, Wyandotte (owner & appellant)

for a variance to obtain a sign permit for a billboard at 4644 Biddle (legal description on file) in an I-1 zoning district, where the proposed conflicts with Sections 190.329.F(4) and 190.329.F(2)(j).1 & .2 of the Wyandotte Zoning Ordinance.

Section 190.329.F(4):

In an I-1 zoning district, all signs allowed in a B-2 zoning district are allowed, but in a B-2 zoning district, billboards are allowed only on Fort Street. Section 190.329.F(2)(h) allows billboards of 200 sft. feet in area and a maximum of 30' in height.

Proposed sign is 288 sft. in area and 35' in height and on Biddle Avenue.

Section 190.329.F(2)(j).1 & .2:

1. Changeable message signs shall only be permitted as ground, wall or pole signs. This plan indicates its designed to support a 3,300 lb. LED sign on each side.

2. An electronic changeable message sign shall be limited to the electronic display of a non-flashing or non-moving message that shall remain unchanged for at least 5 continuous seconds before it is replaced by another message. Electronic changeable messages shall be part of the total square footage of display area permitted for the sign even if the message is contained in a separate cabinet, except the face of the message shall not consume more than 60% of the total permitted display area of the sign.

This would allow 120 sft. of changeable message sign area. Proposed area of changeable message area is 288 ft.

Proposed billboard will not be objectionable to nearby dwellings, obstruct the flow of vehicular or pedestrian traffic in an unsafe manner, nor interfere with the public right-of-way, adjacent land or buildings, and will conform to all other ordinance standards.

STILPULATION: Existing sign structure and operation will remain as is.

Motion by Flachsmann, supported by Member Olsen to grant w/stipulation this appeal.

Yes: Duran, Flachsmann, Gillon, McDonald, Olsen, Szymczuk, Trupiano, Wienclaw

No: none

Abstain: none

Absent: DiSanto

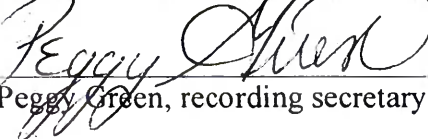
Motion passed

First motion was made by Member Flachsmann, supported by Member to grant this appeal. Motion passed unanimously, but was withdrawn by Member Flachsmann to make another motion to grant with the stipulation that the existing sign structure and operation will remain as is.

OTHER BUSINESS:

Motion was made by Member Flachsmann, supported by Member Szymczuk to approve 2024 Schedule.
Motion passed.

There being no further business to discuss, the meeting adjourned at 6:45 p.m. **The next scheduled meeting of the Board will be held on December 6, 2023.**


Peggy Green, recording secretary

Appeal #3396

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

Ron Thomas, owner, present.

Mr. Thomas explained that he wanted to maintain the status quo, and added that the sign is not a changeable message sign. Mr. Thomas continued that the sign was approved by the Board in 2013, and the lease with CBS Outdoor has expired. Mr. Thomas continued that when he purchased the land, he honored the lease. CBS did not maintain the sign, and he did not renew the lease. CBS cut the sign down, and he put up another sign.

Chairperson Duran confirmed that the sign would not be a changeable message. Mr. Thomas stated that was correct, it is the same as before.

Member Olsen commented that the sign was approved in 2013 with a different address. Mr. Thomas stated he purchased the property, and there was a lot combination, the sign is in the same location. Member Olsen confirmed again that it was not a changeable message sign and there would be vinyl signs to change. Mr. Thomas stated that was correct.

Member Trupiano commented that the drawings show that the sign is rated for a changeable sign, and it should be stipulated no message board.

D'Angelo's, owner of adjacent vacant property, present.

Mrs. D'Angelo explained that they own the vacant property to the north and are at a disadvantage, if they had been asked before it was put up, they would not have wanted it to be allowed. Mrs. D'Angelo added that if the appeal is granted, they will in the future pursue a variance for a sign.

No communications were received regarding this appeal.