

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF December 7, 2011
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, 3131 Biddle Avenue, Wyandotte.

MEMBERS PRESENT: Alderman
Cusson
Duran
Flachsmann
Gillon
Nevin
Olsen

MEMBERS ABSENT: DiSanto, Trupiano

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Olsen, supported by Member Nevin to approve the minutes of the November 2, 2011, meeting.

Yes: Alderman, Cusson, Duran, Flachsmann, Gillon, Nevin, Olsen

No: none

Abstain: none

Absent: DiSanto, Trupiano

Motion passed

#3143 – GRANTED w/stipulation

Henry Ford Wyandotte Hospital, 2333 Biddle, Wyandotte (appellant) and DM Company, 100 Maple, Wyandotte (owner)

for a variance to obtain a sign permit for temporary banners at 3323 Biddle, (legal description on file), in a PD zoning district, where the proposed conflicts with Section 2408.F.1(h) of the Wyandotte Zoning Ordinance.

SECTION 2408.F.1(h):

A maximum of one (1) 24 square foot banner may be placed at the front of the building along with a maximum coverage of 10% of the wall area with signs and banners, or 60 square feet for the allowable coverage of this wall. Existing three (3) banners (101.50 square feet/banner, or a total of 304.50 square feet of banners) exceeds the allowable square footage of banners by 280.50 square feet at the front of building, and exceeds the maximum coverage of 10% of this wall area for all signs by 244.50 square feet.

Variance for a temporary banner (not to exceed 3 months) does not hinder or discourage the appropriate development and use of adjacent land or buildings, or impair the intent or purpose of the ordinance.

STIPULATION: Temporary banners are allowed for three (3) month only (March 7, 2012).

A motion was made by Member Gillon, supported by Member Cusson to grant w/stipulation this appeal.

Yes: Alderman, Cusson, Duran, Flachsmann, Gillon, Nevin, Olsen

No: none

Abstain: none

Absent: DiSanto, Trupiano

Motion passed

#3144 - TABLED

AAA Sign Company, 27500 Telegraph, Flat Rock (appellant) and Jane and Bob Denning, 1200 Ford, Wyandotte (owner)

for a variance to obtain a sign permit for a changeable message sign at 1200 Ford (Lots 176 to 178, G.F. Bennett's Blvd. Park Sub.), in a B-1 zoning district, where the proposed conflicts with Section 2408.F.2(k)(1) of the Wyandotte Zoning Ordinance.

SECTION 2408.F.2(k)(1):

Changeable message signs are permitted only in a B-2 zoning district. Proposed sign would be located in a B-1 zoning district.

Tabled until the February 1, 2012, meeting for review from the Police Department regarding safety concerns and the Engineering Department to insure that the sign does not encroach in the county right-of-way.

A motion was made by Member Cusson, supported by Member Flachsmann to table this appeal.

Yes: Alderman, Cusson, Duran, Flachsmann, Gillon, Nevin, Olsen

No: none

Abstain: none

Absent: DiSanto, Trupiano

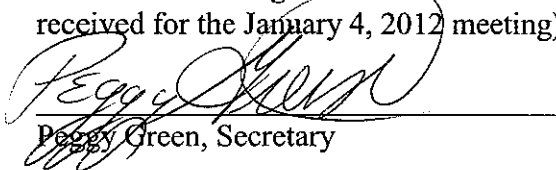
Motion passed

COMMUNICATIONS:

A motion was made by Member Cusson to place all communications on file. Motion carried.

OTHER BUSINESS:

There being no further business to discuss, the meeting adjourned at 7:20 p.m. **The next scheduled meeting of the board will be held on February 1, 2012** (no appeals were received for the January 4, 2012 meeting).


Peggy Green, Secretary

Appeal #3143

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

Hannan Deep, Henry Ford Health System, present.

Ms. Deep explained that the Hospital had felt pressure since they were moving from the Chase Building and needed signs to show they were moving, so they did it quickly. Ms. Deep continued that the Hospital is continuing to grow. The temporary banners will not be up much longer, the permanent signs should be in by February 19, 2012.

Chairperson Duran commented to the audience that the Wyandotte Hospital Rehab Center is moving into the old Blockbuster Building.

Ms. Deep passed out a drawing of what the new signs would look like.

Member Alderman confirmed that they were only appealing the temporary banners tonight. Chairperson Duran indicated that was correct.

Ms. Deep added that the temporary signs do block the view from the work that is going on inside the building.

Member Olsen asked Ms. Deep if they would be willing to take down one of the "coming soon" signs. Ms. Deep replied that they could do that.

Member Flachsmann asked in the existing banners were on the inside of the windows. Ms. Deep replied that they are on the outside, fitted into the window area.

Member Nevin asked when the banners went up. Ms. Deep replied the beginning of November.

One communication was received from DTE regarding this appeal.

Appeal #3143

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

Bob and Jane Denning, owner, present, and representative from AAA sign present.

Ms. Denning explained that originally they had wanted to install a pole sign, but was denied and told to think out of the box. They do have a blackboard now that needs to be replaced and they wanted something that would not wash away with the rain. Ms. Denning added that some other businesses on the street have these signs.

Member Nevin asked when they applied for the permit. Ms. Denning replied about a month ago, the new sign would have a computerized system, and you could change the message from inside the building.

Member Olsen stated that the sidewalk is close to the building, and asked how far the sign would stick out from the building. There was discussion between the Board and AAA sign if it was between 6" and 12". AAA sign indicated 6", however another drawing indicated 12".

Member Olsen expressed concern over the sign protruding out and getting damaged or someone getting hurt. Ms. Denning stated that the sign will be on their property.

Member Olsen commented that it appears it would be protruding somewhere between 6" and 12".

Mr. Denning stated that the blackboard sign is in a brick frame, and there is 3' of landscaping and the manufacturer of the sign stated it was indestructible.

Member Gillon stated that he would be open to the sign if it was on for limited hours. Ms. Denning stated that it could be on a timer to shut down in the night and come on in the morning.

Member Gillon commented that these signs are bright.

Ms. Denning stated that they did not want to upset any of their neighbors, and the sign will not be distracting.

Member Cusson expressed concerned about drivers being blinded by the light and that there is a lot of school kids in the area.

Mr. Denning stated that the exterior lights on the building are on timers that go off at 11:00 p.m., there will be nothing offensive about the sign, it will be very subtle.

Member Alderman stated that he is concerned with safety issues. The sign will be 4'x8', and that is huge, it will be at eye level, and he feels that it will be a safety issue, it is located on a busy intersection. Member Alderman commented that he understands that the board is only voting on the zoning issue, but he is still concerned about safety.

Member Flachsmann stated that the sign extending into the sidewalk should be looked at by the Department of Engineering and Building or the Legal Department, they should make sure that is it no encroaching. Member Flachsmann also added that the sign is located at a very confusing intersection and he would like to see the Police Department asked if they have any concerns regarding the LED 4'x8' sign and the traffic lights.

Ms. Denning stated that they want to be a good neighbor, and they do not want to harm their reputation.

Member Flachsmann commented that he would feel more comfortable to refer to the Police Department for their review.

Member Nevin discussed the zoning change of the property.

Mr. Denning stated that he knows it is a unique property. They had wanted a pole sign and was denied, they were told to think out of the box, and this is what they came up with. They cannot use a pole or a monument sign at this location.

One communication was received from DTE regarding this appeal.



DTE Energy - Michcon Gas Co.
Data Integrity and Technology
One Energy Plaza, WCB-1836
City of Detroit, MI 48226

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Zoning Board
12-7-11

November 23, 2011

Peggy Green, Zoning Board Secretary
Zoning Board of Appeals and Adjustment
3131 Biddle Avenue, City of Wyandotte
Michigan 48192

RE: Appeal #3143: for a variance to obtain a Building Permit for a temporary banners at #3323 Biddle, in a PD Zoning District.

- Not involved. See Remarks!
- Involved: but asking you to hold action on this petition until further notice.
- Involved but have no objection to the property change -- provided that 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 removing, rerouting or abandonment of such all gas mains and/or services

REMARKS:

DTE Energy-MichCon Gas Company has no involvement, nor objection to the Appeal No. 3143 as mentioned above. See enclosed strip print and attached notice of public hearing, for your use and information.

Please abide by Public Act 53, three (3) working days before you dig, dial toll free MISS DIG at: 1-800-482-7171.

Michcon Gas Leak Emergency Phone Number: 1-800-947-5000.

Sincerely,

Eddie A. Reyes
Senior Drafter
Data Integrity and Technology

EAR/
Enclosure



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One Energy Plaza, WCB-1836
City of Detroit, MI 48226

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Zoning Board
12-7-11

November 23, 2011

Peggy Green, Zoning Board Secretary
Zoning Board of Appeals and Adjustment
3131 Biddle Avenue, City of Wyandotte
Michigan 48192

RE: Appeal #3144: for a variance to obtain a Sign Permit for a changeable message sign at #1200 Ford Road, in a B-1 Zoning District.

- Not involved. See Remarks!
- Involved: but asking you to hold action on this petition until further notice.
- Involved but have no objection to the property change - - provided that 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 removing, rerouting or abandonment of such all gas mains and/or services

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