

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF October 2, 2013
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 Vice Chairperson Gillon **at 6:30 p.m.**, in the Council Chambers of the City Hall, 3200 Biddle Avenue, Wyandotte.

MEMBERS PRESENT: Alderman
Flachsmann
Gillon
Nevin
Olsen
Trupiano
Wienclaw

MEMBERS ABSENT: DiSanto
Duran

ALSO PRESENT: Kelly Roberts, Secretary

A motion was made by Member Olsen, supported by Member Nevin to approve the minutes of the August 7, 2013, meeting.

Yes: Alderman, Flachsmann, Gillon, Nevin, Olsen, Trupiano, Wienclaw

No: none

Abstain: none

Absent: DiSanto, Duran

Motion passed

#3177 – GRANTED

Townsend Neon, Inc., 31550 Gossett Dr., Rockwood (appellant) and St. Joseph Church, 353 Elm, Wyandotte (owner)

for a variance **to obtain a sign permit for a changeable message sign at 344 Elm** (Lots 8 thru 13, Block 103), in a RT zoning district, where the proposed conflicts with Section 2408.F.6 of the Wyandotte Zoning Ordinance.

SECTION 2408.F.6:

A changeable message sign is not an allowable sign in a RT zoning district, they are allowed only in B-1 and B-2 zoning district. The St. Vincent Pallotti Parish is proposing to replace existing 41.65 square foot ground face with a changeable electronic message display sign.

The new sign is an enhancement to the property and will not have an adverse effect on neighboring properties.

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

Yes: Alderman, Flachsmann, Gillon, Nevin, Olsen, Trupiano, Wienclaw
No: none
Abstain: none
Absent: DiSanto, Duran
Motion passed

COMMUNICATIONS:

Motion was made by Member Trupiano, supported by Member Flachsmann to place all communications on file. Motion carried.

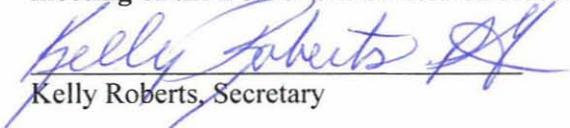
OTHER BUSINESS:

Member Flachsmann discussed the Sign Ordinance regarding the changeable message signs where the Ordinance states the message shall remain unchanged for at least 15 continuous seconds before it is replaced by another message. Member Flachsmann indicated that there are electronic signs in Wyandotte that do not meet this ordinance requirement and maybe this should be looked into and changed.

Member Flachsmann encouraged the Members to go by these types of signs and time them.

The Board discussed the Ordinance and it was determined that this item would be placed on the next agenda for further discussion.

There being no further business to discuss, the meeting adjourned at 6:55 p.m. **The next scheduled meeting of the Board will be held on November 6, 2013**


Kelly Roberts, Secretary

Appeal #3177

Vice-Chairperson Gillon read the appeal and asked that it be explained.

Townsend Neon, Inc. Sign Contractor, present.

Townsend Sign explained that they are seeking a variance for the sign at the Church, but they are not changing foot print of the existing sign. Townsend Sign stated that all they are doing is updating the existing sign with an electronic one.

Member Nevin asked if the base of the sign will stay.

Townsend Sign stated yes, they will be removing the cabinet and adding a message center. Townsend Sign continued that the sign will be one color and it will not have any flashing lights.

The Members discussed the location of the sign that it will be between the Church buildings and across the street is the Church parking lot, there will be no homes effected by this sign.

No communications were received regarding this appeal.
One communication was received from DTE.

Zoning BOARD

10-2-13

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

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September 20, 2013

Peggy Green, Zoning Board Secretary
Zoning Board of Appeals and Adjustment
3200 Biddle Avenue, Suite 200
Wyandotte, Michigan 48192

RE: Appeal #3177: For a Variance to obtain a sign permit for a changeable message sign at 344 Elm (Lots 8 thru 13, Block 103), in a RT 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 #3177 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,

LSI Russell E Thornton

Drafter
Data Integrity and Technology

RET/
Enclosure