

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF December 2, 2015
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
Olsen
Nevin
Trupiano
Szymczuk
Wienclaw

MEMBERS ABSENT: DiSanto

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Szymczuk, supported by Member Olsen to approve the minutes of the November 4, 2015, meeting as recorded.

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

No: none

Abstain: none

Absent: DiSanto

Motion passed.

APPEAL #3211 - GRANTED

David Roberts, 20319 Twin Pond Dr., Brownstown (owner & appellant)

for a variance **to obtain a Certificate of Occupancy for existing nonconforming parking space in front yard at 898 – 7th Street** (Lots 116 and 117, Reaume Sub.) in a RA zoning district, where the proposed conflicts with Section 2403.C of the Wyandotte Zoning Ordinance.

SECTION: 2403.C

Off street parking maybe located within a side or rear yard. Off street parking shall not be permitted within a required front yard unless otherwise provided for in this ordinance.

There is an existing nonconforming parking space in the front yard that the homeowners are requesting permission for it to remain.

Front yard parking will not hinder or discourage the appropriate development or use of adjacent land and buildings, or impair the intent of the ordinance.

A motion was made by Member Gillon supported by Member Wienclaw to grant this appeal.

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

No: none

Abstain: none

Absent: DiSanto

Motion passed.

APPEAL #3212 - GRANTED

Michigan Legacy Credit Union, 269 Oak, Wyandotte (owner & appellant)

for a variance **to obtain a sign permit for a changeable message sign at 269 Oak** (Lots 1 to 3 incl., also the W 21' of Lot 4, Block 85) in an OS 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 B-1 and B-2 Zoning Districts

The proposed wall sign would be located above the drive through area. The property is zoned O-S which doesn't allow L.E.D. signs.

Changeable message sign will not be objectionable to nearby residential neighborhood to any greater degree than what is normal with respect to the proximity of commercial to residential uses.

A motion was made by Member Szymczuk supported by Member Olsen to grant this appeal.

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

No: none

Abstain: none

Absent: DiSanto

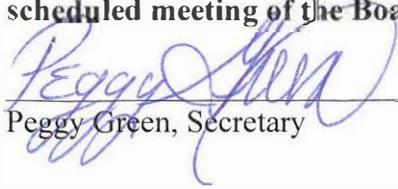
Motion passed.

COMMUNICATIONS:

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

OTHER BUSINESS:

There being no further business to discuss, the meeting adjourned at 7:00 p.m. **The next scheduled meeting of the Board will be held on January 6, 2016.**


Peggy Green, Secretary

Appeal #3211

Chairperson Duran read the appeal and asked that it be explained

David Roberts/Tera Johnson, owners, present.

Chairperson Duran asked if this was a rental property. Ms. Johnson replied yes. Chairperson Duran asked if they wanted to keep the existing space. Ms. Johnson replied yes and discussed previous inspections that had passed, and permits issued with the ordinance specified. Ms. Johnson continued that there was an addition on top of the original driveway, and there was another driveway built around the addition. Ms. Johnson continued that in 2012 there was a C of C issued, and this matter was not on the original inspection, and questioned why it was an issue now, after multiple inspections have been done on the property. Ms. Johnson added that they do take good care of their properties.

Chairperson Duran confirmed that the matter was not called out on the previous inspection. Ms. Johnson stated that was correct, it was not mentioned during the last 5 or 6 inspections, and not on original inspection.

Member Szymczuk asked if they were the owners in 2012. Ms. Johnson replied that they just purchased the property this year.

The Board asked if the previous owner had an inspection. Ms. Johnson replied that this is the third inspection since the addition, and it looks like it would be hazardous issue if they have to fix it the way that the City wants it done and expensive.

Member Trupiano asked about the cost. Ms. Johnson stated that they would have to remove and replace landscaping, and it looks like it would be a tripping hazard the way the city wants it done. Their tenant has grandchildren, and is concerned about it becoming a tripping hazard.

Member Gillon stated that it appears the space has been there for several years, and does not see a problem and added that the Engineering Department knew it was there when the addition was done.

One communication from DTE was received.

Appeal #3212

Chairperson Duran read the appeal and asked that it be explained

Gary Leach, Michigan Legacy Credit Union, present.

Mr. Leach handed out a sketch to the Board and stated that they are in the process of fixing up the building and would like to have a scrolling LED on the back of the canopy of the drive thru, it will not be facing Oak or 3rd Streets. The message will be about loan, CD's and other promotions, it will only be lit from opening to closing, it will be 1 foot high and 10 feet long. Mr. Leach added that a few of the neighbors that had received the notice for this meeting have already come over and asked him questions about the sign. Mr. Leach added that they work well with the neighbors.

Member Flachsmann stated that the residence most close would be the townhouse next door, and there is a residence connected to the antique store. Member Flachsmann asked if it would be low lit with dark background. Mr. Leach replied yes, and it will only be lit during hours of operation.

Member Olsen suggested a timer for the sign.

Member Gillon and Mr. Leach discussed the type of messages that would be displayed.

One communication from DTE was received.



DTE Energy - MichCon Gas Company
Data Integrity Gas and SEMI Mapping Team
One Energy Plaza, GO 838 Bldg., 8th. Floor
City of Detroit, MI 48226

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November 19, 2015

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

RE: Appeal #3211: For a variance to obtain a Certificate of Occupancy for existing nonconforming parking space in front yard at 898-7th. Street, in a RA 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. 3211 as mentioned above. See enclosed strip print and attached notice of public bearing, 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,

/s/ Eddie A. Reyes

Senior Drafter - GO 838
Data Integrity - Mapping Team
DTE Energy - MichCon Gas Co.
One Energy Plaza, Detroit MI 48226

EAR/
Enclosure



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November 19, 2015

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

RE: Appeal #3212: For a variance to obtain a sign permit for a changeable message sign at 269 Oak Street, in an OS 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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