

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF March 2, 2016
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
Olsen
Nevin
Szymczuk

MEMBERS ABSENT: Trupiano, Wienclaw

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Gillon, supported by Member Szymczuk to approve the minutes of the January 6, 2016, meeting as recorded.

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

No: none

Abstain: none

Absent: Trupiano, Wienclaw

Motion passed.

APPEAL #3214 - GRANTED

VFW Post 1136, 633 Ford, Wyandotte (owner & appellant)

for a variance **to obtain a sign permit for a ground sign at 633 Ford** (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 (1) ground sign shall be permitted having a sign area of not more than forty (40) square feet for each sign face. On corner lots, two (2) such signs are permissible where business fronts both streets. Such sign shall not exceed six (6) feet in height
The VFW is proposing a sign height of 8 feet 3-1/2 inches.

Proposed height of ground sign does not hinder or obscure pedestrian or vehicular traffic and would not be detrimental to the orderly development and use of adjacent land and buildings, or impair the value thereof

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

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

No: none

Abstain: none

Absent: Trupiano, Wienclaw

Motion passed.

COMMUNICATIONS:

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

OTHER BUSINESS:

There being no further business to discuss, the meeting adjourned at 6:40 p.m. **The next scheduled meeting of the Board will be held on April 6.**



Peggy Green, Secretary

Appeal #3214

Chairperson Duran read the appeal and asked that it be explained

Al Starzec, Vice President and Cliff Harris, Commander, present.

Mr. Starzec explained that the major reason for the configuration of the sign is the display area is close to the ground, which would cause a problem. Mr. Starzec continued that the railroad tracks are to the east of them, there is a carwash and cemetery to the west, and another carwash across the street. The sign height of the sign would eliminate having any electrical problems when they cut grass and snow removal.

Member Flachsmann asked how they received approval to put the sign up without a variance. Mr. Starzec replied that they have not received approval yet.

Member Gillon asked how this came about. Mr. Starzec replied when they applied for a permit. Mr. Starzec added that the landscaping will be finished in the spring. Member Gillon asked if they have any other permits yet. Mr. Starzec replied no.

Communication from DTE was received.

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DTE Energy Gas Co.
Data Integrity and Technology
One Energy Plaza, GO-838
City of Detroit, MI 48226

February 23, 2016

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

RE: Appeal #3214: For a Variance to obtain a sign permit for a ground sign at 633 Ford (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.

- 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 Gas Company has no involvement, nor objection to the Appeal #3214 as mentioned above. See enclosed strip print and attached notice of public hearing, for your use and information.

Please abide by Public Act 174, three (3) working days before you dig, dial toll free MISS DIG at: 1 - 800 - 482 - 7171.

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

Sincerely,

IS Russell & Thornton
Drafter
Data Integrity and Technology

RET/
Enclosure