

CITY OF LATHRUP VILLAGE, MICHIGAN ZONING BOARD OF APPEALS

MINUTES OF THE ZONING BOARD OF APPEALS OF THE CITY OF LATHRUP VILLAGE ON MONDAY, MAY 1, 2023, IN THE COUNCIL CHAMBERS IN THE MUNICIPAL BUILDING 27400 SOUTHFIELD ROAD, LATHRUP VILLAGE, MICHIGAN

Zoning Board of Appeals Draft Meeting Minutes

1. **Call to Order** by Board Chair Garrett at 6:03

2. **Roll Call**

Present: Board Chair Garrett, Board member Kantor, Board member Jennings, Board member Kenez, Board member Miller

Staff Present: Administrator Susan Montenegro, CED Director Susan Stec, City Attorney Scott Baker, City Clerk Kelda London.

Also Present: Eric Pietsch with Giffels Webster

3. **Approval of Agenda**

Motion by Board member Kantor to approve the agenda as presented. Motion seconded by Board member Jennings.

Yes: Jennings, Kantor, Kenez, Miller, Garrett

No: None

Motion carried.

4. **Public Comments for Items on the Agenda** (Speakers are limited to 3 minutes)

None

5. **Action Requests - For Consideration / Approval**

A. Approval of ZBA Minutes - 2023-04-17

Board member Kantor moved to table meeting the minutes from the 04/17/23 meeting. Motion seconded by Board member Jennings.

Yes: Kantor, Kenez, Miller, Garrett, Jennings

No: None

Motion carried.

B. ZBA Public Hearing - 26727 Southfield Road (BP Gas)

Public Hearing opened at 6:12 pm

Eric Pietsch with Giffels Webster provides the Zoning Board with a brief overview of the signage request.

No public comments

Public Hearing Closed at 6:13 pm

C. Consideration to Approve/Deny Sign Variance Request 26727 Southfield Road (BP Gas)

1) Monument sign the first request is for the sign to be located at the zero-ft. setback along Southfield Road in lieu of the ordinance-required 10-ft. setback (52-24.C).

Motion by Kantor to allow the monument sign to be placed one foot from the Southfield Road right of way and 2 feet from the Coral Gables right of way seconded by Jennings.

Yes: Garrett, Jennings, Kantor

No: Miller Kenez

Motion carried.

2) For the monument sign to be located two-ft from Coral Gables Avenue right of way in lieu of the ordinance-required 10-ft. setback. (52-24.C).

Moton by Kantor to allow the proposed monument sign to be placed in the clear vision zone, seconded by Jennings.

Yes: Garrett, Jennings, Kantor

No: Kenez, Miller

Motion carried.

3) Have a surface display area of 42.08 square feet (per side) in lieu of the ordinance-required 42 square feet (52-24.C).

Motion by Kantor to allow the maximum surface area of the sign not to exceed 42.08 square feet, seconded by Jennings..

Yes: Jennings, Kantor, Kenez, Miller, Garrett

No: None

Motion carried.

6) Have scrolling, blinking, flashing, animated or fluttering lights or other illuminating devices which have a changing light intensity, brightness, or color (LED) (52-23.L).

Motion by Kantor to prohibit the LED section of the monument sign, seconded by Miller.

Yes: Kantor, Kenez, Miller, Garrett, Jennings

No: None

Motion carried

There are additional requests referring to the wall sign.

1) To exceed the number of permitted wall signs.

Kantor moved to allow the applicant to have three (3) additional signs on the canopy, seconded by Jennings.

Yes: Kenez, Miller, Garrett, Jennings, Kantor

No: None

Motion carried.

2) To allow three (3) wall signs to be located on the gas canopy in lieu of the principle building as required by the ordinance.

Motion by Kantor to allow the three (3) signs to exceed the height of the gas canopy roof, seconded by Jennings.

Yes: Miller, Garrett, Jennings, Kantor, Kenez

No: None

Motion carried.

3) To exceed the canopy wall signs maximum surface area to sixty-four (64) square feet.

Kantor moved to allow the maximum surface display area to exceed sixty-four (64) square feet, but not be in excess of seventy-nine (79) square feet, seconded by Jennings.

Yes: Garrett, Jennings, Kantor, Kenez

No: Miller

Motion carried.

6. **Adjourn**

Motion by Jennings to adjourn, seconded by Kantor. Meeting adjourned at 6:32 pm.