

Zoning Board of Appeals

Monday, May 01, 2023 – 6:00 PM

27400 Southfield Road, Lathrup Village, Michigan 48076

In Council Chambers

ADDRESSING THE CITY COUNCIL

- Your comments shall be made during times set aside for that purpose.
- Stand or raise a hand to indicate that you wish to speak.
- When recognized, state your name and direct your comments and/or questions to any City official in attendance.
- Each person wishing to address the City Council and/or attending officials shall be afforded one opportunity of up to three (3) minutes duration during the first and last occasion for citizen comments and questions and one opportunity of up to three (3) minutes duration during each public hearing. Comments made during public hearings shall be relevant to the subject for which the public hearings are held.
- In addition to the opportunities described above, a citizen may respond to questions posed to him or her by the Mayor or members of the Council, provided members have been granted the floor to pose such questions.
- No speaker may make personal or impertinent attacks upon any officer, employee, or City Council member or other Elected Official, that is unrelated to the manner in which the officer, employee, or City Council member or other Elected Official, performs his or her duties.
- No person shall use abusive or threatening language toward any individual when addressing the City Council.
- Any person who violates this section shall be directed by the Mayor to be orderly and silent. If a person addressing the Council refuses to become silent when so directed, such person may be deemed by the Mayor to have committed a "breach of the peace" by disrupting and impeding the orderly conduct of the public meeting of the City Council and may be ordered by the Mayor to leave the meeting. If the person refuses to leave as directed, the Mayor may direct any law enforcement officer who is present to escort the violator from the meeting.

ZOOM REMOTE MEETING INFORMATION

Webinar ID: 546 088 3579

Password: LV2023

Online: <https://zoom.us/>

Telephone: 646.558.8656 or 312.626.6799

1. **Call to Order** by Mayor Garrett
2. **Roll Call**
3. **Approval of Agenda**
4. **Public Comments for Items on the Agenda** (Speakers are limited to 3 minutes)
5. **Action Requests - For Consideration / Approval**
 - A. Approval of ZBA Minutes - 2023-04-17
 - [B.](#) ZBA Public Hearing - 26727 Southfield Road (BP Gas)

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

6. **Adjourn**

**CITY OF LATHRUP VILLAGE
ZONING BOARD OF APPEALS**

**NOTICE OF PUBLIC HEARING
(Zoning Variance)**

RE: 26727 Southfield Road

Appeal No. _____-23

TO PROPERTY OWNERS OR PARTIES OF INTEREST:

The Zoning Board of Appeals for the City of Lathrup Village will hold a Public Hearing on an appeal filed by LV Petro, LLC, property owner at 26727 Southfield Road, Lathrup Village, Michigan 48076 to obtain a variance from Section. 52-24.C., Section 52 -23.B., Section 52-25.A.3., Section 52-25.B.1 and Section 52-23.L. of the City of Lathrup Village sign ordinance as follows:

- 1) Be located at the zero-ft. setback along Southfield Road in lieu of the ordinance-required 10-ft. setback (52-24.C).
- 2) Be located at the two-ft setback along Coral Gables Avenue in lieu of the ordinance-required 10-ft. setback. (52-24.C).
- 3) Be located within the 25' x 25' Corner Clear Vision Triangle (52-23.B).
- 4) Exceed the number of permitted wall signs – five (5) total, (2) are permitted (52-24.C).
- 5) Have a surface display area of 42.915 square feet (per side) in lieu of the ordinance-required 42 square feet (52-24.C).
- 6) Not include the 8-inch-tall street number affixed to the sign face or supporting structure (52-25.A.3).
- 7) (3) of the wall signs project past the roofline (52-25.B.1).
- 8) 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).

PLEASE TAKE NOTICE: That a Public Hearing has been scheduled for Monday, May 1, 2023 at 6:00 p.m. to hear and record the public hearing on this appeal. Any member of the public may express your view on this appeal in writing, by submitting your written comments to the City Clerk prior to 4:30 p.m. on the date of the hearing, or you may appear in person or authorize another person to represent you at the hearing. Written communications may be sent to the City Clerk at the address of the City Hall at 27400 Southfield Road, Lathrup Village, Michigan 48076 prior to the hearing.

Kelda London
City Clerk
27400 Southfield Road
Lathrup Village, Michigan 48076

March 8, 2023

Planning Commission
City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

Commercial Sign Application – ZBA Review

Site: 26727 Southfield Road
Applicant: LV Petro LLC
Plan Date: January 30, 2023
Zoning: CV – Commercial Vehicular District
Parcel ID: 24-23-229-029; -029
Proposal: Signage for Commercial Gas Station

Dear Zoning Board of Appeals,

We have completed a review of the Sign Ordinance for the gas station development under development at the southwest corner of Southfield Road and Coral Gables Boulevard. A summary of our findings is provided below. Comments are provided in **bold**.

PROJECT SUMMARY

The subject site has been under development since 2018 and most recently received Planning Commission approval on January 17, 2023 for site plan modifications pertaining to a proposed landscape wall along Southfield Road and Coral Gables Avenue. The remaining improvements include the commercial signage proposed at the site.



SUMMARY OF SIGN REVIEW

Generally, the primary wall signs on the north and east sides of the building are permitted. However, the monument sign and gas canopy roof signs either do not fully comply or are not permitted in the sign ordinance, as outlined in the tables, and summarized in the bullets below:

MONUMENT SIGN

- The monument sign is proposed to encroach the minimum setback standards required by the ordinance (10-ft. from both the Southfield Road and Coral Gables Boulevard property lines).
- The monument sign is proposed within the 25' x 25' clear vision zone at the corner of the lot.
- The maximum surface area of the monument sign is slightly larger than the maximum permitted by the ordinance (42.915 square feet provided and 42 square feet required).
- The monument sign does not consist of street numbers on the sign face or supporting structure as required by the ordinance.
- The monument sign shall not have scrolling, blinking, flashing, animated or fluttering lights or other illuminating devices which have a changing light intensity, brightness, or color (LED area).

WALL SIGNS (5)

- The three logo wall signs on the canopy structure exceed the two wall signs allowed by the ordinance for a corner parcel. The two permitted wall signs are proposed on the north and east building facades facing each right-of-way.
- No sign, sign structure, or sign support is permitted to project beyond the roof of any building. The three logo wall signs project above the roof of the canopy.

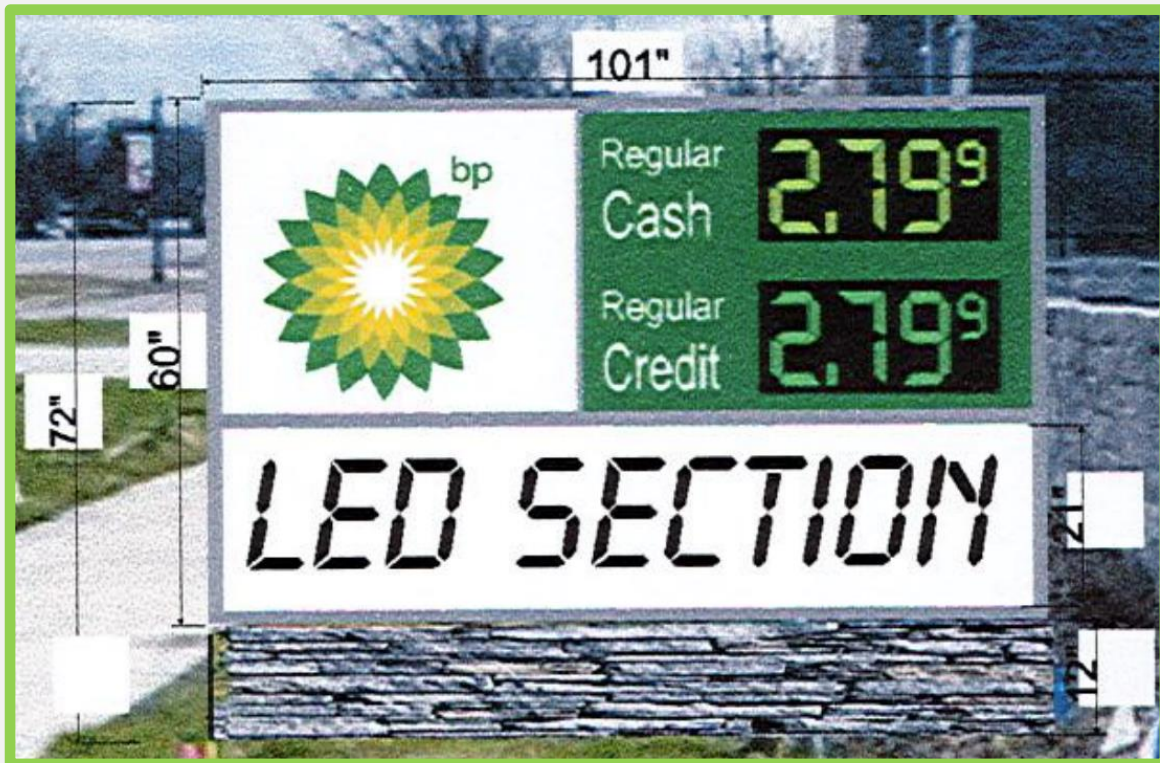
DETAILED REVIEW

1. Sign types permitted.

The sign standards as to type, location, area, height, and number for each district can be found in Section 52-24.

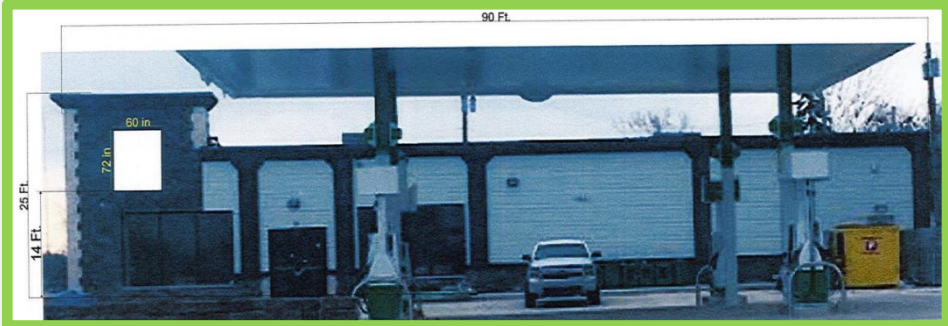
| Ordinance Sign Standards – CV District | | | | |
|--|---------------------|---|--|---------------|
| MONUMENT SIGN (GROUND) | | | | |
| Sign Type & Standard | Zoning Ord. Section | Required | Provided | Comments |
| Location | 52-24.C. | 10 ft. from street right-of-way line. | 1 ft. from the Southfield Rd. ROW line. 2 ft. from the Coral Gables Blvd. ROW line. | Not Compliant |
| | 52-23.B. | A clear vision zone shall be free of all signs. | Proposed location within the clear vision zone. | |

| | | | | |
|------------------------------------|------------|---|---|----------------------|
| Max Surface Display Area | 52-24.C. | 42 sq. ft. per side. | 42.915 sq. ft. | Not Compliant |
| Max Height | | 6 feet from ground level to top of sign. | 6 feet | Compliant |
| Number | | 1 sign per parcel. | 1 sign | Compliant |
| Max. Total Area | 52-25.A.1. | No more than 3x the surface display area (128.75 sq. ft.) | 51.5 ft. | Compliant |
| Min. Base Size & Material | 52-25.A.2. | 12 in. high min. Masonry | 12 in. high Stone | Compliant |
| Street Number | 52-25.A.3. | On sign face or supporting structure | No street numbers shown on sign. | Not Compliant |
| Min. Height of all Letters/Numbers | 52-25.A.4. | 6 inches (45 mph. or greater) | Dimensions not provided. | Appears to Comply. |




3' x 3' x 42" deep foundation below surface

| Ordinance Sign Standards – VC District | | | | |
|---|---------------------|---|---|---|
| WALL SIGNS (Convenience Store Building) | | | | |
| Sign Type & Standard | Zoning Ord. Section | Required | Provided | Comments |
| Location | 52-24.C. | On principal bldg. façade to be placed at the sign band, when provided. | On principal bldg. near and above the primary entrance. | Compliant |
| Max Surface Display Area | | 10% of ground floor, street-facing bldg. face up to 64 sq. ft. | 30 sq. ft. (north-facing sign) | Compliant |
| | | | 30 sq. ft. (east-facing sign) | |
| Max Height | | Not to exceed the height of the bldg. | Lower than the height of the bldg. | Compliant |
| Number | | 1 per street-level business w/ principal frontage. | 2 signs | Compliant. <i>Corner parcels permit 1 per side.</i> |

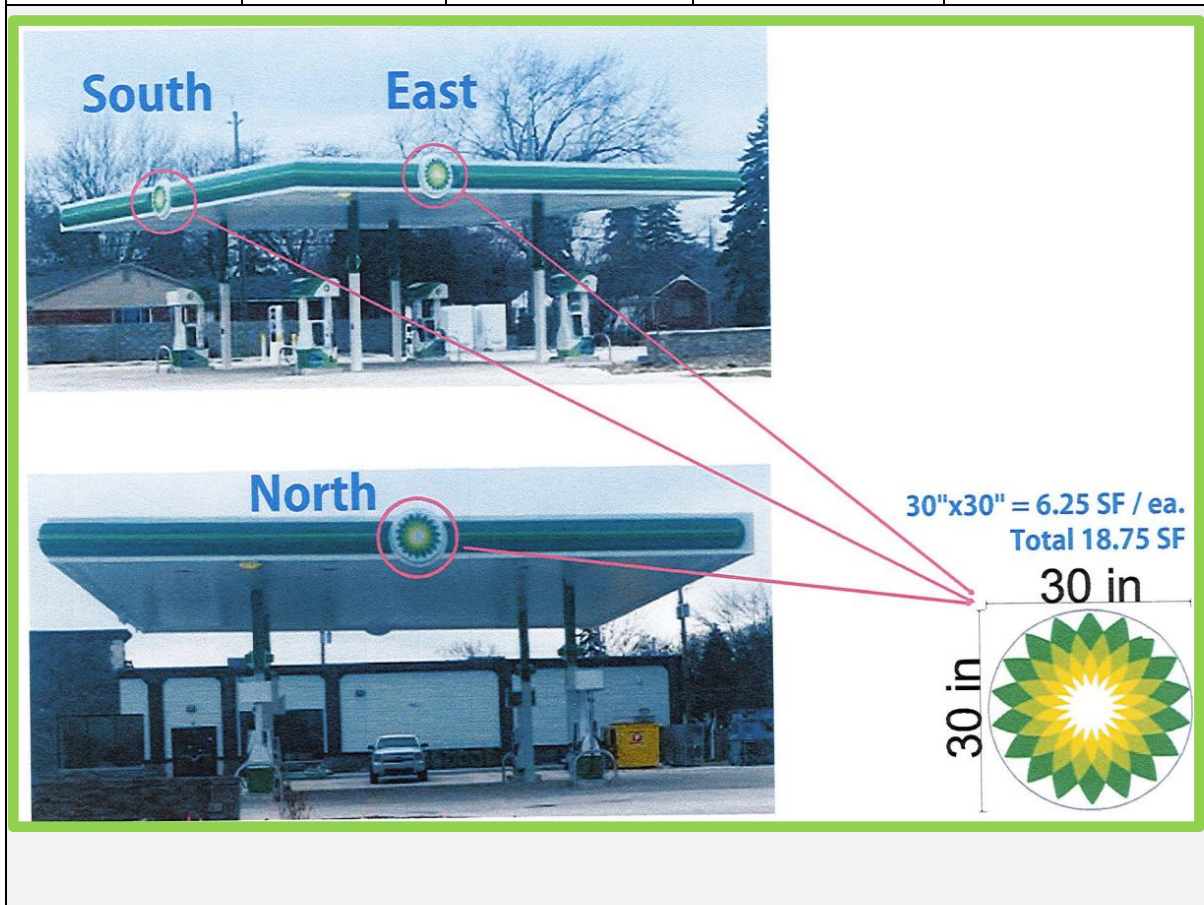


Location on North Façade (facing Coral Gables Boulevard)



Location on East Façade (facing Southfield Road)

| Ordinance Sign Standards – VC District | | | | |
|--|---------------------|---|---|---|
| WALL SIGNS (Gas Canopy Structure) | | | | |
| Sign Type & Standard | Zoning Ord. Section | Required | Provided | Comments |
| Location | 52-24.C. | On principal bldg. façade to be placed at the sign band, when provided. | 3 logo signs on the wall of the gas canopy structure. | Not Compliant |
| Max Surface Display Area | | 10% of ground floor, street-facing bldg. face up to 64 sq. ft. | 3 signs x 6.25 SF each = 18.75 SF | Not Compliant. Together with permitted wall signs exceeds 64 sq. ft. |
| Height | | Not to exceed the height of the building. | 3 logo signs project beyond the height of the gas canopy roof. | Not Compliant |
| Number | | 1 per street-level business w/ principal frontage. | 3 signs. | Not Compliant. Exceeds max. allowed by 3. |



Illumination. Sec. 52-23(k-l).

1. Illuminating devices for signs shall comply with the City of Lathrup Village Electrical Code.
2. The light for any illuminated sign shall be so shaded, shielded or directed that the light intensity or brightness meet the requirements of [section 5.8](#) of the zoning ordinance.
3. The source of illumination may be internal or external but shall not be both internal and external. The source of the light shall not be exposed.
4. Glare control for sign lighting shall be achieved through the use of full cutoff fixtures, shields, and baffles, and appropriate application of fixture mounting height, lumens, aiming angle, and fixture placement.
5. Backlit signs shall use only white light for illumination. Such signs shall spread their illumination a maximum of four inches beyond the sign elements.

(l) Signs shall not have scrolling, blinking, flashing, animated or fluttering lights or other illuminating devices which have a changing light intensity, brightness, or color.

The LED area of the monument sign does not comply with the ordinance standards of sections K and L above. Elimination of the LED portion of the monument sign would improve the degree of visibility within the 25' x 25' clear vision zone. The lighting of the remaining two wall signs, and three canopy wall signs, should they be approved, shall comply with the lighting standards of the ordinance.

Additional Signs. No additional signs are included in the scope of work.

Regards,
Giffels Webster

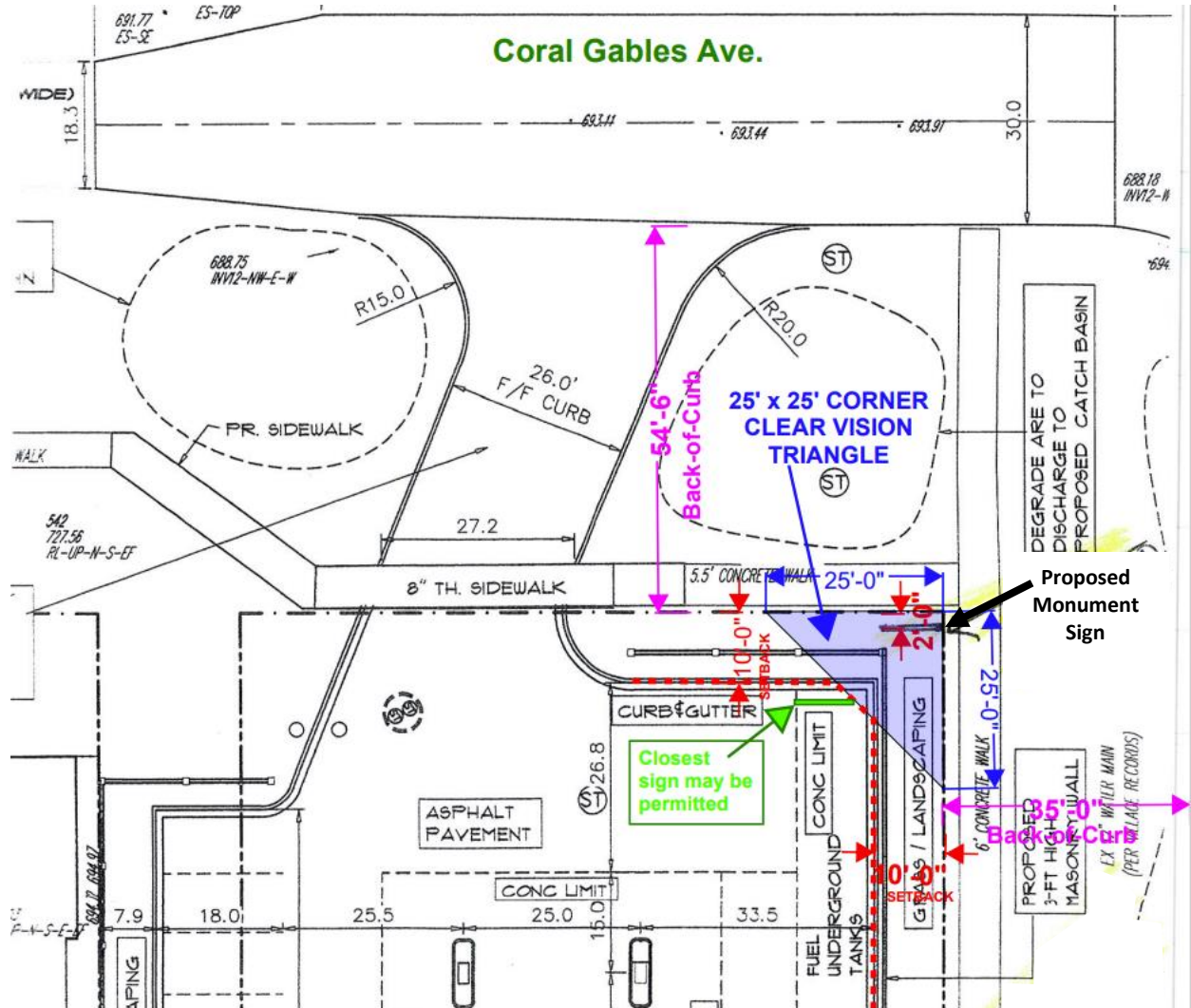


Jill Bahm, AICP
Partner



Eric Pietsch
Senior Planner

Site Plan Graphic





RECEIVED
JAN 30 2023
City of Lathrup Village

Total Signage: 60" x 101" = 42 SF

4TECH SIGNS & Graphics L.L.C.
I. 313-933-4460
F. 313-933-4461
4TechSigns@gmail.com
13300 Foley St., Detroit, MI 48227

File Name: BP Lathrup
Address: 26727 Southfield Rd.
Lathrup Village, MI 48076

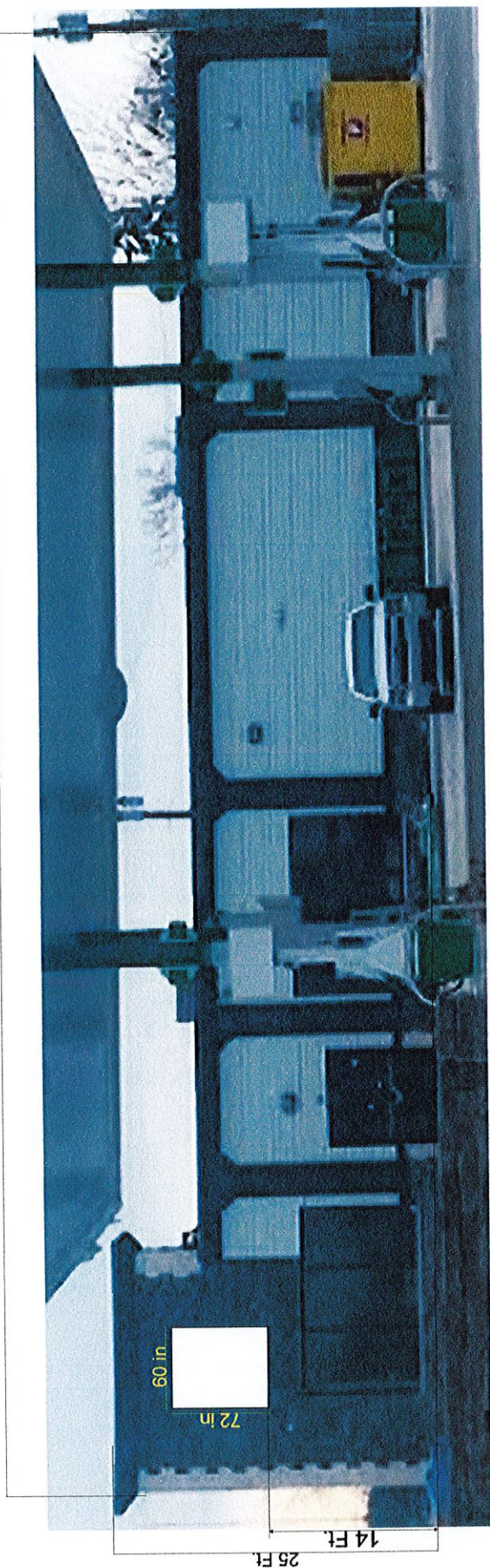
"This Sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign".
SWITCH to be installed in HOT SIDE of line

PLEASE REVIEW THOROUGHLY: Your approval of this proof marks your acceptance that this art is correct and approval is given to send this art for production. The client is responsible for any changes, edits or corrections of this proof. Please double check spelling, grammar, content, and for any errors. Any changes made after the approval can be made at customer's cost. Take special note of names, phone numbers, and addresses to ensure their accuracy.

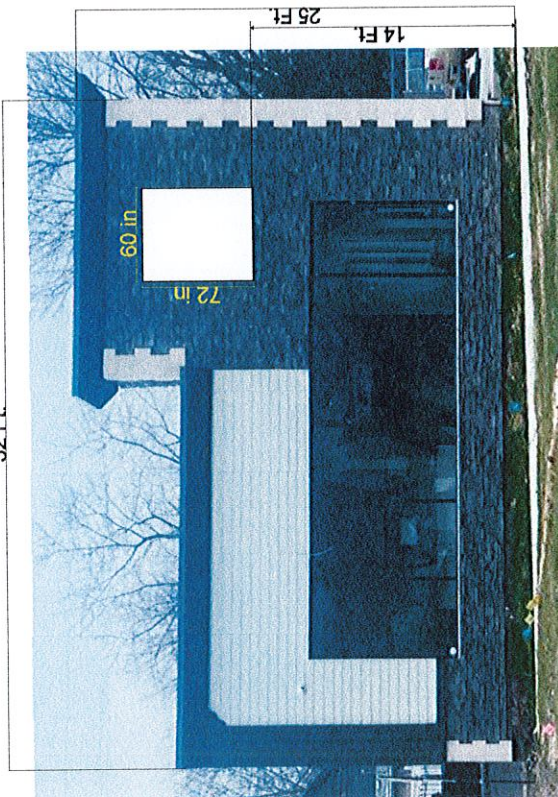
This Product Complies with UL48 & Bears the mark

Item C.

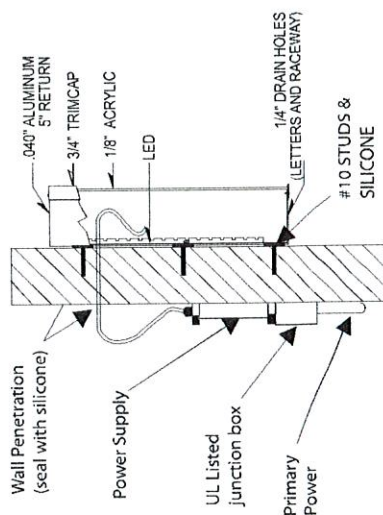
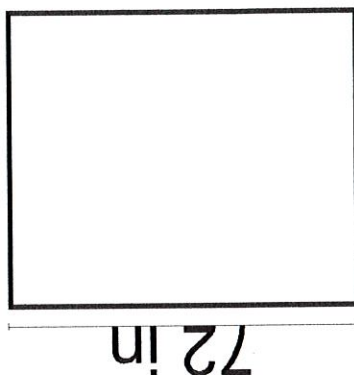
90 Ft.



32 Ft.



60 in



(2) signs at: 72"x60" = 30 SF / ea.
Total Wall Signage: 60 SF

4TECH I. 313-933-4460
F. 313-933-4461
4TechSigns@gmail.com
SIGNS & Graphics L.L.C.
13300 Foley St., Detroit, MI 48227

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X

South

East

North

30"x30" = 6.25 SF / ea.
Total 18.75 SF

30 in

30 in



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