



CITY OF MADISON HEIGHTS
COUNCIL CHAMBERS - CITY HALL, 300 W. 13 MILE ROAD
ZONING BOARD OF APPEALS AGENDA
APRIL 06, 2023 AT 7:30 PM

CALL TO ORDER

ROLL CALL

ADDITIONS/DELETIONS

APPROVAL OF MINUTES

1. March 2nd, 2023 Minutes

PUBLIC HEARING

2. **PZBA 23-02: 25780 Commerce Drive**

The petitioner, International Outdoor, Inc., requests three (3) variances from city sign regulations, Section 10.511(IV)(E), pertaining to billboards. The applicant requests a variance from Section 10.511(IV)(E)(1) pertaining to minimum setbacks; a variance from Section 10.511(IV)(E)(2) pertaining to minimum billboard spacing requirements; and a variance from Section 10.511(IV)(E)(7) pertaining to the requirement that billboards be considered the principal use of a lot. The subject property is located at 25780 Commerce Drive (tax parcel # 44-25-24-426-038) and is zoned M-1, Light Industrial.

3. **PZBA 23-03: 615 E. Ten Mile Road**

REQUEST: The petitioner, International Outdoor, Inc., requests three (3) variances from city sign regulations, Section 10.511(IV)(E), pertaining to billboards. The applicant requests a variance from Section 10.511(IV)(E)(1) pertaining to minimum setbacks; a variance from Section 10.511(IV)(E)(2) pertaining to minimum billboard spacing requirements; and a variance from Section 10.511(IV)(E)(7) pertaining to the requirement that billboards be considered the principal use of a lot. The subject property is located at 615 E. Ten Mile Road (tax parcel # 44-25-24-360-026) and is zoned M-1, Light Industrial.

4. **PZBA 23-04: 53 E. Ten Mile Road**

REQUEST: The petitioner, International Outdoor, Inc., requests four (4) variances from city sign regulations, Section 10.511(IV)(E), pertaining to billboards. The applicant requests two (2) variances from Section 10.511(IV)(E)(1) pertaining to minimum setbacks; a variance from Section 10.511(IV)(E)(2) pertaining to minimum billboard spacing requirements; and a variance from Section 10.511(IV)(E)(7) pertaining to the requirement that billboards be considered the principal use of a lot. The subject property is located at 53 E. Ten Mile Road (tax parcel # 44-25-24-355-030) and is zoned M-1, Light Industrial.

5. **PZBA 23-05: 1275 & 1301 W. Fourteen Mile Road**

The petitioner, Samantha Burgner on behalf of ALRIG USA, requests three (3) variances from the city Zoning Ordinance. The applicant requests two (2) variances from Section 10.326(8), *use-specific standards for auto wash uses*, pertaining to hours of operation and vacuum locations; and one (1) variance from Section 10.511(IV)(A), *Prohibited Signs*, pertaining to roof signs. The subject property is located at 1275 W. Fourteen Mile Road (tax parcel # 44-25-02-101-046) and

1301 W. Fourteen Mile Road (tax parcel # 44-25-02-101-045) and is zoned B-3, General Business.

MEETING OPEN TO THE PUBLIC: Items not listed on agenda

UNFINISHED BUSINESS

NEW BUSINESS

ADJOURNMENT

NOTICE: Persons with disabilities needing accommodations for effective participation through electronic means in this meeting should contact the City Clerk at (248) 583-0826 or by email: clerks@madison-heights.org at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.