

ITEM #2

poor visibility. Many of the customers that do come in to these stores, often state that they were unaware the stores were still in operation.

Mr. Need asked if the sign could be placed in the parking lot and was told that the placement of the sign in this location would not help with visibility from Dequindre as it would be set too far back.

The Chairman opened the Public Hearing.

Norman Rhodes, sign contractor was present and stated that he was concerned if the sign was put in the parking lot, the area would not comply with parking requirements. Mr. Stimac stated that there was enough parking available to remove one parking space and therefore, this would not be a problem.

There were several other tenants of the shopping center present and they all had the same concerns. They stated that their business is down due to poor visibility and felt that the proposed location would serve their interest the most. They stated that only a few of the tenants had sign panels on the existing main sign. They are trying to make this area work for them and would appreciate all the help they can get.

No one else wished to be heard and the Public Hearing was closed.

There are no written approvals or objections on file.

Motion by Need
Supported by Kessler

MOVED, to grant Golden Gate Merchants Association, 2971 E. Big Beaver, relief of Chapter 78 to erect a third ground sign, 72 square feet in size where Section 9.02.04.A of the Ordinance limits this site to two ground signs.

- This variance is not contrary to public interest.
- The variance does not establish a prohibited use.

Yeas: All – 5

MOTION TO APPROVE REQUEST TO ADD A THIRD GROUND SIGN CARRIED

Motion by Need
Supported by Kessler

MOVED, to deny request to place sign 2' from the right-of-way (property line) on Dequindre and place sign in parking lot.

ITEM #2

Yeas: 2 – Need Kessler

Nays: 3 – Dziurman, Sinclair, Haralabakos

MOTION TO DENY REQUEST FAILS

Motion by Sinclair
Supported by Haralabakos

MOVED, to approve request of Golden Gate Merchants Association, for relief of Chapter 78 to place a sign 2' from the right-of-way (property line) on Dequindre.

- Not contrary to public interest.
- Sign will create greater visibility for shopping area.

Yeas: 3 – Dziurman, Sinclair, Haralabakos
Nays: 2 – Need, Kessler

MOTION TO APPROVE REQUEST TO PLACE A SIGN 2' FROM THE RIGHT-OF-WAY ON DEQUINDRE CARRIED

ITEM #3 LOUISE SCHILLING, 6010 CANMOOR, for relief of Chapter 83.

Applicant is requesting the relief of Chapter 83, which limits fences to a maximum height of fences to 30" in the front building setback, to allow the installation of a 6' high obscuring fence in the front setback along W. Square Lake Road.

Ms. Schilling was present and stated that she baby-sits for her grandson and is concerned about his safety while he is playing outside. She stated that due to the expansion of Square Lake Road, traffic has increased, and even though she has planted mixed hedges along this property line, they do not prevent people from going through them. Furthermore, headlights from cars exiting the Delphi site shine into her windows and the fence would help give her some privacy. She also stated that she intended to plant foliage that will hang over the fence making it more attractive. Ms. Schilling also has plans to plant corn and sunflowers along this site.

There is one written objection on file.

The Chairman opened the Public Hearing. No one wished to be heard and the Public Hearing was closed.

Motion by Need
Supported by Sinclair

ITEM #3

MOVED, to grant Louis Schilling, 6010 Canmoor, relief of Chapter 83 to install a 6' high obscuring fence in the front setback along W. Square Lake Road.

- Will help to create a safer environment for her grandson.
- The variance is not contrary to public interest.

Yeas: All – 5

MOTION TO APPROVE VARIANCE CARRIED

ITEM #4 MARY JANE CASBAR, representing SUSICK ELEMENTARY PTO, 2200 CASTLETON, for relief of Chapter 78.

Applicant is requesting the relief of the sign ordinance to allow the installation of a second sign, 36 square feet in area.

Colleen Stratman was present and stated that basically, Susick Elementary wanted to install an informational sign in the front of the school to allow the parents to be more aware of what activities were going on in the school. They believe this will create greater parent involvement and communication between parents, other citizens and the school. Mr. Need questioned the hours that the sign would be lighted. Ms. Stratman stated that she saw no reason for the sign to be lit throughout the night.

There are five written approvals on file.
There are two written objections on file.

The Chairman opened the Public Hearing. No one wished to be heard and the Public Hearing was closed.

Motion by Need
Supported by Haralabakos

MOVED, to approve the request of Mary Jane Casbar, representing Susick Elementary PTO, 2200 Castleton, relief of Chapter 78 to install a second sign, 36 square feet in area.

- Sign will not be lit before 6:00 A.M. or after 10:00 P.M.
- This variance is not contrary to public interest.

Yeas: All – 5

MOTION TO APPROVE REQUEST CARRIED

ITEM #5 ROBERT SZANTNER, representing COLUMBIA CENTER DEVELOPMENT, 101, 201 AND 301 W. BIG BEAVER AND 2825 LIVERNOIS, for relief of Chapter 78.

Per Chapter 78 of the City Ordinance, a total of 16 ground signs are permitted, 8 of which cannot exceed 36 square feet. The applicant is

requesting relief of the sign ordinance to allow the replacement of one ground sign, the removal of one sign, the addition of 13 signs, and with the existing 4 signs, this complex will have a total of 18 ground signs. Of these, 14 signs will exceed 36 square feet in size. In addition, 2 signs (A and C) will not comply with setback requirements.

Mr. Robert Szantner was present and stated that they were going to change their request at this time. They plan to make all the directional signs 25 square feet rather than the 47 square feet originally requested, so the size would comply with the Ordinance; they also wished to eliminate one of the signs (designated D-7) and propose to add only one additional sign. He stated that changes in the color of the signs improved the readability of the signs, which enabled them to make the signs smaller. He also stated that they wanted to encourage people to use Livernois to enter the complex.

There are no written approvals or objections on file.

The Chairman opened the Public Hearing. No one wished to be heard and the Public Hearing was closed.

Motion by Sinclair to approve one additional directional sign.

Motion dies due to lack of support.

Motion by Need
Supported by Kessler

MOVED, to approve the entire request of Robert Szantner representing Columbia Center for relief of Chapter 78.

- If the new sign is effected by the Big Beaver expansion, the owner will relocate this sign at his expense.
- This variance is not contrary to public interest.

Yeas: All – 5

MOTION TO APPROVE REQUEST CARRIED

**ITEM #6 SIGNGRAPHIX, INC. representing WILLIAM BEAUMONT HOSPITAL,
44201 DEQUINDRE, for relief of Chapter 78.**

The applicant is requesting relief of Chapter 78 allow the following signage:

1. - One 50 square foot wall sign (Main Entrance).
2. - Six 10.8 square foot ground signs (various directional).
3. - One 13.3 square foot wall sign (directional).

4. - Two 6.7 square foot wall signs (directional).

Mr. Bill Lutz was present and stated that because this Health Care Campus has evolved so quickly, they are finding that routing traffic is becoming very difficult. They would like these signs for identification purposes mainly for parking and patient pickup or drop off. They are trying to alleviate whatever congestion they can. He also stated that because the main entrance is at a much higher elevation than the drive, it is difficult for people to see the entrance.

There is one written approval on file.

The Chairman opened the Public Hearing. No one wished to be heard and the Public Hearing was closed.

Mr. Dziurman asked if this would be the final request for extra signage, and Mr. Stimac questioned the drawings submitted indicating that there were some signs placed on hold. Mr. Lutz stated that he did not think it would be necessary for William Beaumont to come back to the Board for any more variances.

Motion by Kessler
Supported by Need

MOVED, to approve the request of Signgraphix, Inc., representing William Beaumont Hospital, 44201 Dequindre, for relief of Chapter 78 to erect the following:

One 50 square foot wall sign (Main Entrance).
Six 10.8 square foot ground signs (various directional).
One 13.3 square foot wall sign (directional).
Two 6.7 square foot wall signs (directional).

- Not contrary to public interest.
- Variance will not have an adverse effect on surrounding property.

Yeas: All – 5

ITEM #6
MOTION TO APPROVE REQUEST CARRIED

The Building Code Board of Appeals was adjourned at 9:10 A.M.

MS/pp