

**CITY OF OAK PARK, MICHIGAN  
ZONING BOARD OF APPEALS  
JANUARY 26, 2016  
MEETING MINUTES**

The meeting was called to order at 7:30 p.m. by Chairperson Landau in the Council Chambers of City Hall located at 14000 Oak Park Boulevard, Oak Park, MI 48237 and Roll Call was made.

**PRESENT:** Chairperson Landau, Vice Chairperson Huston, Members Blumenkopf, and Seligson

**ABSENT:** Members Barton and Peiss

**OTHERS PRESENT:** City Planner Kevin Rulkowski

**APPROVAL OF ZONING BOARD OF APPEALS MINUTES OF NOVEMBER 24, 2015**

**MOTION BY Blumenkopf, SECONDED BY Seligson,** to approve the meeting minutes of November 24, 2015 as submitted.

Vote: Yes: All  
No: None

**MOTION DECLARED ADOPTED**

**COMMUNICATIONS:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

**(a) APPLICANT:**

Impressive Tile & Hull Brothers Rental  
12992 Eight Mile Road  
Oak Park, Michigan

**PROPERTY:**

12992 Eight Mile Road  
Property Identification Number: 25-32-351-031

**ORDINANCE REQUIREMENTS AND REQUEST:**

The following variances are requested:

1. Article XVIII, Section 1806, C, requires that the total area of monument and wall signs do not exceed 120 square feet. The applicant is requesting a waiver of 200 square feet from this requirement to allow the total area of monument and wall signs to be 320 square feet in area.

2. Article XVIII, Section 1806, B, requires that monument signs do not exceed six feet in height. The applicant is requesting a waiver of one-and-one-half feet from this requirement to allow the height of the monument sign to be seven-and-one-half feet.

**STAFF FINDINGS OF FACT:**

- 1) The subject parcel is zoned LI, Light Industrial District.
- 2) Article XVIII, Section 1806, C, requires that the total area of monument and wall signs do not exceed 120 square feet.
- 3) The applicant is requesting a waiver of 200 square feet from this requirement to allow the total area of monument and wall signs to be 320 square feet in area.
- 4) The applicant, Impressive Tile currently has two signs on the property; a pole sign (38 square feet) and a wall sign (180 square feet). The total of both signs is 218 square feet.
- 5) Article XVIII, Section 1806, B, requires that monument signs do not exceed six feet in height.
- 6) The applicant is requesting a waiver of one-and-one-half feet from this requirement to allow the height of the monument sign to be seven-and-one-half feet.
- 7) The applicant is proposing to remove the existing non-conforming pole sign.
- 8) In April of 2013 the Zoning Board of Appeals granted a variance to allow for the total of both signs to be 218 square feet (Case 13-04).
- 9) The building the wall sign is placed on is 100 feet from the front property line.
- 10) The building the wall sign is placed on is 130 feet from the curb line of Eight Mile Road a state highway (M-108).

**STAFF RECOMMENDATIONS:**

The applicant (Doug Hall, Impressive Tile), is changing the operations within their building at 12992 Eight Mile Road and will be operating a second business (Hull Brothers Rental) at this location. To identify the new business enterprise, variances are being requested for additional sign area and the height of a new monument style sign.

Considering the setback of the building and the setback of building from the roadway curb line it would seem reasonable to allow for an accommodation in the size of the wall signs to increase their visibility. In addition the proposed sign is closer in size to what the Zoning Ordinance allows. Because this is a question of unique circumstances of the location of building on the property, an argument for a practical difficulty could be demonstrated. The Board will want to consider whether a reduction in the size of the signs below 280 square feet would minimize the impact of the variance without significantly diminishing the overall operation of the business.

Taking the above discussion and findings of fact into consideration, it is the recommendation of the Planning Division to approve the variance requests if the existing pole sign is removed.

A representative for the owners explained the plan to add an equipment rental service alongside the Impressive Tile business. He indicated the need for additional signage is to address two different types of businesses at the location and the need for greater visibility of the sign due to the setback of the property and the large median on Eight Mile Road.

**MOTION BY Seligson, SECONDED BY Blumenkopf:** based on the information presented in the Planning Division Report, and additional findings of fact discussed during the review of case # 16-01, to approve the request of Impressive Tile & Hull Brothers Rental, 12992 Eight Mile Road, contingent on the existing pole sign being removed:

- 1) for a waiver of 200 square feet from the provisions in Article XVIII, Section 1806, C, to allow to allow the total area of monument and wall signs to be 320 square feet in area; and
- 2) for a waiver of one-and-one-half feet from the provisions in Article XVIII, Section 1806, B, to allow the height of the monument sign to be seven-and-one-half feet.

**Vote:** Yes: Blumenkopf, Huston, Landau, Seligson  
No: None

**MOTION DECLARED ADOPTED**

#### **ADJOURNMENT**

There being no objections Chairman Landau adjourned the meeting at 7:35 p.m.

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Cherilynn Brown, Deputy City Clerk/Director of Elections