

**CITY OF OAK PARK, MICHIGAN
ZONING BOARD OF APPEALS
FEBRUARY 23, 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, Peiss, and Seligson

ABSENT: Member Barton

OTHERS PRESENT: City Planner Kevin Rulkowski

APPROVAL OF ZONING BOARD OF APPEALS MINUTES OF JANUARY 26, 2016

MOTION BY Seligson, SECONDED BY Huston, to approve the meeting minutes of January 26, 2016 as submitted.

Vote: Yes: All
No: None

MOTION DECLARED ADOPTED

COMMUNICATIONS: None

OLD BUSINESS: None

NEW BUSINESS:

(a) APPLICANT:

Aver Sign on behalf of the Sunoco gas station
25000 Greenfield Road
Oak Park, Michigan

PROPERTY:

25000 Greenfield Road
Property Identification Number: 25-19-351-051

ORDINANCE REQUIREMENTS AND REQUEST:

The following variance is requested:

1. Article XVIII, Section 1802, N, requires that replacement signs shall conform to all the requirements of the Zoning Ordinance. The applicant is requesting a waiver to

allow for an existing sign to be modified in a manner that will not conform to all the requirements of the Zoning Ordinance.

STAFF FINDINGS OF FACT:

- 1) The property is currently zoned B-2, General Business District.
- 2) Article XVIII, Section 1802, N, requires that replacement signs shall conform to all the requirements of the Zoning Ordinance.
- 3) The applicant is requesting a waiver to allow for an existing sign to be modified in a manner that will not conform to all the requirements of the Zoning Ordinance.
- 4) The property currently has 420 square feet of signage displayed:
 - a. 136.11 square feet - Pole Sign on Greenfield/Ten Mile corner (2 business panels & 3 gas price panels).
 - b. 136.11 square feet - Pole Sign on Ten Mile (2 business panels & 3 gas price panels).
 - c. 104.06 square feet - Canopy signage (all four sides).
 - d. 19.69 square feet – Building wall sign.
 - e. 24 square feet – Product advertising signage (four signs).
- 5) The City of Oak Park Zoning Ordinance allows retail businesses such as a gas station a total of 150 square feet of signage.
- 6) The applicant has offered to remove 78.78 square feet of signage if the request to add the electronic message board (14.64 square feet) is granted.
- 7) Greenfield Road has a large volume of daily traffic with a speed limit of 40 mph.

STAFF RECOMMENDATIONS:

The applicant business, Sunoco gas, 25000 Greenfield, is requesting to modify an existing pole sign to include an electronic message board sign approximately 15 square feet in size. The business was incorporated into the City of Oak Park through an annexation process from Royal Oak Township and has many existing signs that do not conform to the City's Zoning Ordinance.

After meeting with the owner of the gas station, they are proposing to remove a number of signs on the property to reduce the amount of non-conforming signs. The applicant's proposal would remove four advertising panels and two business panels on the two pole signs resulting in an overall reduction of 78.78 square feet.

Considering the proposed reduction of total signage at the property, it would seem reasonable to consider a variance to accommodate the electronic message sign. For these reasons an argument for a practical difficulty (*although compliance would not unreasonably prevent the owner from using the property for a permitted purpose, strict compliance would render conformity unnecessarily burdensome, the granting of a variance would provide substantial justice to applicant*) could be demonstrated.

Taking the above discussion and findings of fact into consideration, it is the recommendation of the Planning Division to approve the variance request if the four advertising panels and two business panels on the two pole signs are removed, resulting in a reduction of 78.78 square feet of the total signage.

MOTION BY Peiss, SECONDED BY Blumenkopf: based on the information presented in the Planning Division Report, and additional findings of fact discussed during the review of case # 16-02, to **approve** the request of the Sunoco gas station, 25000 Greenfield Road,:

- 1) for a waiver from the provisions in Article XVIII, Section 1802, N, to allow for the existing pole sign at the corner of Greenfield and Ten Mile, to be modified to include a 15 square foot electronic message board and subject to the removal of four advertising panels on the building (24 square feet) and one business panel on each of the two pole signs (54.78 square feet), resulting in 78.78 square feet less of total signage on the property.

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

MOTION DECLARED ADOPTED

ADJOURNMENT

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

T. Edwin Norris, City Clerk