

City of Southgate

Board of Zoning Appeals Agenda

Monday, February 13th, 2023

Regular Meeting at 5:30 pm

A. Call to Order

B. Roll Call

Anderson, Stephan, Coombs, Foucher, Martin, Poirier, Richardson

C. Reading and Approval of Meeting Minutes

1) Minutes of Regular Meeting dated January 9th, 2022

D. Public Hearings

E. Old Business

1) Case BZA-08-2022- Dimensional Variance -12930 Churchill - dated Nov. 3, 2022

F. New Business

1) Elections

G. Adjournment

Next meeting: 3/13/2023

City of Southgate
Board of Zoning Appeals
January 9, 2023

A meeting of the Board of Zoning Appeals of the City of Southgate was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, January 9, 2023 and called to order by Tom Coombs, Chairperson at 5:34 p.m.

PRESENT: Patricia Anderson, Gary Martin, Tom Coombs, Dennis Richardson, Jill Stephan,
Pat Poirier

ABSENT: Tim Foucher

Also Present: Plan Consultant Alissa Starling, Building Official Tim Leach, City Attorney Ed Zelenak, City Administrator Dan Marsh, Council Member Graziani

Minutes:

Moved by Anderson, supported by Richardson, to approve the minutes of the Board of Zoning Appeals Meeting dated December 12, 2022. Motion Carried Unanimously.

Public Hearing:

A. Case BZA 12-2022; Doug & Susie Woolard, 14657 Castle St., Dimensional Variance for Side Lot Privacy Fence.

A PUBLIC HEARING WAS HELD FOR DOUG & SUSIE WOOLARD, 14657 CASTLE ST., DIMENSIONAL VARIANCE FOR SIDE LOT PRIVACY FENCE. BZA 12-2022.

Notices were sent out.

Moved by Anderson, supported by Martin, to open this Public Hearing.

Plan Consultant Starling stated the applicant is requesting a dimensional variance relief for a six (6) foot vinyl fence in the front yard setback on a corner lot. The City of Southgate Zoning Code Section 1298.01, Schedule of Regulations, requires the front yard setback to be at least twenty-five (25) feet. The application shows the proposed fence extending twenty-six (26) feet east, into the front yard setback, and stopping at the edge of the right of way. We recommend approval of requested variance.

The applicant stated they just need the fence for privacy and security to feel safe in their home.

No public comments were received.

Moved by Anderson, supported by Poirer, to close this Public Hearing.

Moved by Poirer, supported by Stephan, that the Board of Zoning Appeals, SUPPORT and APPROVE, the application at the request of Doug & Susie Woolard, 14657 Castle St., Dimensional Variance for Side Lot Privacy Fence. MOTION CARRIED.

B. Case BZA 13-2022; Brandon Associates, 15250 Dix Toledo, Dimensional Variance for Wall Signs and Exterior Building Wall Materials.

A PUBLIC HEARING WAS HELD FOR BRANDON ASSOCIATES/ALLIED SIGNS, 15250 DIX TOLEDO, DIMENSIONAL VARIANCE FOR WALL SIGNS AND EXTERIOR BUILDING WALL MATERIALS. BZA 13-2022.

Notices were sent out.

Moved by Anderson, supported by Poirer, to open this Public Hearing.

Plan Consultant Starling stated the applicant is requesting a dimensional variance relief to exceed the permitted area for wall signs in the C-3, Thoroughfare Service District. The subject site is located in a commercial complex at the southwest corner of Eureka and Dix Toledo Road, in the former Office Max.

The application is proposing a total of seven (7) signs. The primary sign exceeds the permitted area by five (5) sq. feet.

A representative from Allied Sign was present and stated they need a 5 ft. variance on the signage. This is a new business coming to Michigan and they need to be branded as per corporate standards. They are located a distance from the road and would like the variance for maximum visibility.

No public comments were received.

Moved by Anderson, supported by Richardson, to close this Public Hearing.

Moved by Martin, supported by Richardson, that the Board of Zoning Appeals, DENIES, the application at the request of Brandon Associates/Allied Signs, 15250 Dix Toledo, Dimensional Variance for Wall Signs, due to the accumulative square footage needed, and Exterior Building Wall Materials.

**AYES: Martin, Richardson
NAYS: Anderson, Coombs, Stephan, Poirer
ABSENT: Foucher
MOTION FAILED.**

Moved by Anderson supported by Poirer, that the Board of Zoning Appeals, SUPPORT and APPROVE, the application at the request of Brandon Associates/Allied Signs, 15250 Dix Toledo, Dimensional Variance for Wall Signs and Exterior Building Wall Materials.

**AYES: Anderson, Coombs, Stephan, Poirer
NAYS: Martin, Richardson
ABSENT: Foucher
MOTION CARRIED.**

Moved by Richardson, supported by Poirer, that this meeting of the Board of Zoning Appeals be adjourned at 6:09 p.m. Motion Carried Unanimously.

Angie Shurkus
Recording Secretary
January 9, 2023