

WARREN ZONING BOARD OF APPEALS
SPECIAL MEETING
February 24, 2016

A *Special* Meeting of the Warren Zoning Board of Appeals was called on Wednesday, February 24, 2016 at 7:30 p.m. in the Warren Community Center Auditorium, 5460 Arden Avenue, Warren, Michigan 48092.

Members of the Board present:

Judy Furgal, Vice-Chairwoman
Roman Nestorowicz, Secretary
Sherry Brasza, Assistant Secretary
Henry Brasza
Jeremy F. Fisher
Ann Pauta
Richard Tabbi III
Albert M. Sophia

Members of the Board absent:

Charles Anglin

Also present:

Roxanne Canestrelli, Assistant City Attorney
Everett Murphy, Chief Zoning Inspector

1. CALL TO ORDER

Vice-Chairwoman Furgal called the meeting to order at 7:34 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Board Member Anglin was not present at the meeting.

4. ADOPTION OF THE AGENDA

Motion:

Board Member S. Brasza made to approve the agenda; Supported by Secretary Nestorowicz.

Voice Vote:

A voice vote was taken on the motion. The motion carried (8-0)

5. APPROVAL OF THE MINUTES OF the **Regular Meeting of February 10, 2016.**

Motion:

Secretary Nestorowicz made the motion to approve the minutes of the Regular Meeting of February 10, 2016; Supported by Board Member Fisher.

Voice Vote:

A voice vote was taken on the motion. The motion carried (5-0).

(Board Members: H. Brasza, S. Brasza and A. Sophia were refrained from voting, as they were not present at the Regular Meeting of February 10, 2016)

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|---------------------|----------------------------------|
| 6. PUBLIC HEARING: | APPLICANT: Mr. Arun Kumar |
| REPRESENTATIVE: | Same |
| COMMON DESCRIPTION: | 13588 Fourteen Mile Road |
| LEGAL DESCRIPTION: | 13-02-228-017 |
| ZONE: | C-2 & P |

VARIANCES REQUESTED: Permission to:

Install signs as follows:

1. Install one (1) menu board 9' 10" x 7' 4 ½" = 70.07 sq. ft. sign area as per the plan.
2. Install two (2) wall signs 10' 3 ½" x 3' 9 ¾" = 39.24 sq. ft. each as per the plan.

TOTAL 78.48 sq. ft. of wall signage.

ORDINANCES and REQUIREMENTS:

Section 4A.11, Paragraph (20): Monument Sign. A sign mounted directly to the ground with a maximum height not to exceed five (5) feet.

Section 4A.37 (c): Wall signs. One (1) wall sign of a size not to exceed forty (40) sq. ft. shall be allowed for each business located in the shopping center.

Vice-Chairwoman Furgal asked the individual at the podium to state his name and address for the record.

Mr. Arun Kumar, 13588 Fourteen Mile Road, Warren, Michigan; appeared before the Board.

Vice-Chairwoman Furgal thanked Mr. Kumar and asked the reason for his request.

Mr. Arun Kumar stated they are requesting signs for Duncan Donuts and the Drive-Thru menu board for the new Duncan Donuts, which is just coming up at this location.

Vice-Chairwoman Furgal stated this is a public hearing, is there anyone in the audience who would like to comment on this item. (No Response) Hearing or seeing none, she turned the matter over to the Board.

Board Member S. Brasza stated she appreciated in this variance request of signage that it is very similar to what they just passed at Mound and Thirteen's Duncan Donuts and if there was no further discussion, she would like to make a motion.

Motion:

Board Member S. Brasza made the motion to approve the petitioner's request to:

1. Install one (1) menu board 9' 10" x 7' 4 ½" = 70.07 sq. ft. sign area as per the plan.
2. Install two (2) wall signs 10' 3 ½" x 3' 9 ¾" = 39.24 sq. ft. each as per the plan.

Reasons being: Not a Detriment to the Area, Visibility and Lack of Identification.

Board Member Pauta supported the motion.

Vice-Chairwoman stated they have a motion by Board Member S. Brasza, Supported by Board Member Pauta, to grant the petitioner's request as stated, due to Lack of Identification, Not a Detriment to the Area and Visibility.

Roll Call:

A roll call was taken on the motion to approve and the motion carried (8 – 0).

Board Member S. Brasza	Yes, for the reasons stated in the motion.
Board Member Pauta	Yes, for the reasons stated in the motion.
Board Member Fisher	Yes, for the reasons stated in the motion.
Board Member H. Brasza	Yes, for the reasons stated in the motion.
Secretary Nestorowicz	Yes, for the reasons stated in the motion.
Board Member Tabbi	Yes, for the reasons stated in the motion.
Board Member A. Sophiea	Yes, for the reasons stated in the motion.
Vice-Chairwoman Furgal	Yes, for the reasons stated in the motion.

The petitioner's request has been **GRANTED** as written.

7. NEW BUSINESS

Board Member S. Brasza stated at this time she would like to request that the Board does Officer Positions for the Commission.

Motion:

Board Member S. Brasza made the motion to nominate Secretary Nestorowicz for Chairman.

(Inaudible)

Vice-Chairwoman Furgal stated there is a motion and support to appoint Secretary Nestorowicz as the Chairman.

Voice Vote:

A voice vote was taken on the motion. The motion carried (8-0).

Motion:

Secretary Nestorowicz made the motion to nominate Board Member S. Brasza for Secretary of the Board.

(Inaudible)

Vice-Chairwoman Furgal stated there is a motion and support to appoint Board Member S. Brasza to be the Secretary, because Mr. Nestorowicz was the Secretary and now he is the Chairman.

Voice Vote:

A voice vote was taken on the motion. The motion carried (8-0).

Board Member S. Brasza stated that leaves the Assistant Secretary.

Motion:

Board Member S. Brasza made the motion to nominate Board Member Fisher for Assistant Secretary of the Board.

Board Member H. Brasza Supported the motion.

Vice-Chairwoman Furgal stated there is a motion and Support by Board Member S. Brasza and Board Member H. Brasza to appoint Board Member Fisher to Assistant Secretary.

Voice Vote:

A voice vote was taken on the motion. The motion carried (8-0).

Vice-Chairwoman Furgal stated at the next meeting, they will have a new Chair and a new Secretary and a new Assistant Secretary.

(Inaudible ... then Laughter)

Vice-Chairwoman Furgal stated she is still the Vice-Chair for now. She asked if there was any other new business.

Secretary Nestorowicz stated he just wanted to pass along an invitation; at this time of year, if anyone is looking for a fish-fry on Friday nights, his church St. Josaphat has a wonderful fish-fry, serving fish and pirogies...

Vice-Chairwoman Furgal stated fish and pirogies, sounds good.

Secretary Nestorowicz stated over on Ryan Road, south of 696.

Vice-Chairwoman Furgal asked if there was any other new business. Welcome to Al.

Board Member Sophiea thanked the Board and stated he is looking forward to serving.

Vice-Chairwoman Furgal stated it will be interesting; he will learn things.

Board Member Sophiea (clarifying) thanked the Board once again and stated he is looking forward to serving.

8. ADJOURNMENT

Motion:

Secretary Nestorowicz made the motion to adjourn the meeting; Board Member S. Brasza supported the motion.

Voice Vote:

A voice vote was taken on the motion. The motion carried (8-0).

The meeting was adjourned at 7:42 p.m.

Roman Nestorowicz
Secretary of the Board