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Zoning Board of Appeals
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AGENDA

A Special Meeting of the Zoning Board of Appeals – **Wednesday, February 22, 2017** at **7:30 p.m.** in the Warren Community Center Auditorium, 5460 Arden, Warren, MI 48092.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ADOPTION OF THE AGENDA
5. APPROVAL OF THE MINUTES OF THE **Regular Meetings of February 8, 2016.**
6. PUBLIC HEARING: **APPLICANT: The Kroger Co. of Michigan–USE–**
REPRESENTATIVE: Mike McPherson
COMMON DESCRIPTION: **31200 Schoenherr**
LEGAL DESCRIPTION: 13-01-351-001
ZONE: MZ, C-2, P

VARIANCES REQUESTED: Permission to–USE–

- 1) Waive 318 required off street parking spaces.
- 2) Allow 4 freestanding signs for Kroger on the property:
 - a. 2 Monument signs 15' from the property lines, off of Schoenherr and Thirteen Mile Roads in a "P" Zone, near the entrances 14'4" Tall x 9'4" wide = 133.78 square feet each.
 - b. An existing pylon sign with a 32' 8" under clearance 11' x 13' = 143 square feet.
 - c. A monument sign on the interior of the property 6' 7" tall x 4' wide = 26.34 square feet.

Allowing the total of 436.9 square feet of freestanding signs for Kroger on the property.

In addition to two (2) legal non-conforming freestanding signs for Burger King (Pole Sign and Menu Board).

- 3) Allow the following signs on the Kroger building:
 - a. Kroger Oval 16' x 12'4" = 197.34 sq. ft.
 - b. RX Sign 6'9" x 7'8" = 51.75 sq. ft.
 - c. Marketplace 22'4" x 2' = 44.67 sq. ft.
 - d. Pharmacy 15'9" x 2' = 31.50 sq. ft.
 - e. Drive-thru 12' 7" x 1'5" = 17.83 sq. ft.
 - f. Cafe 5'5" x 1'2" = 6.32 sq. ft.

- g. Starbucks Coffee 12'8" x 3'5" = 43.28 sq. ft.
- h. Murrays Cheese 9' 7" x 3'7" = 34.35 sq. ft.
- i. Exit 3'3" x 12" = 3.25 sq. ft.
- j. Enter 4'8" x 12" = 4.67 sq. ft.
- k. Do not enter 5'5" x 6" = 2.71 sq. ft.

Allowing a total of 437.67 sq. ft. on the building

4) Allow the following signs on the fuel kiosk & canopy:

a. Kiosk –

- 1. North elevation 1 logo 2'5" x 1'9.5" = 4.32 sq. ft. & 1 letters 4'4" x 2'6" = 10.83 for a total of 15.15 sq. ft.
- 2. South elevation 1 logo 2'5" x 1'9.5" = 4.32 sq. ft. & 1 letters 4'4" x 2'6" = 10.83 for a total of 15.15 sq. ft.

b. Canopy –

- 1. North elevation 1 logo 2'5" x 1'9.5" = 4.32 sq. ft., 1 letters 4'4" x 2'6" = 10.83 & 1 LED price sign 13' x 3'6" = 45.50 sq. ft. for a total of 60.65 sq. ft.
- 2. South elevation 1 logo 2'5" x 1'9.5" = 4.32 sq. ft. & 1 letters 4'4" x 2'6" = 10.83 for a total of 15.15 sq. ft.
- 3. East & West elevation 1 logo 2'5" x 1'9.5" = 4.32 sq. ft. each.

Allowing a total of 114.74 sq. ft. on the Kiosk & Canopy.

5) Allow 3.37 sq. ft. per dispenser front – 10 dispensers.

Petitioner will relinquish previous sign variances.

ORDINANCES and REQUIREMENTS:

Section 4.32 H 17 Off-Street Parking Requirements: Establishment for sale and consumption on the premises of alcoholic beverages, food or refreshments. One (1) parking space for each one hundred (100) square feet of floor area, plus one (1) parking space for each four (4) employees.

Section 4.32 H 22 Off-Street Parking Requirements: All retail stores, martial arts and yoga studios, except as otherwise specified herein. One (1) parking space for each one hundred fifty (150) square feet of floor space.

Section 4A.35 – Signs: Permitted in commercial business and industrial districts (C-2).

B) One freestanding on-premise sign or advertising display of a size not to exceed seventy-five (75) square feet shall be allowed in commercial business and industrial districts zoned C-2.

C) Total wall signage of a size not to exceed forty (40) square feet shall be allowed for each business in commercial business and industrial districts zoned C-2.

Section 4A.14 – Prohibited Signs. (I) Signs in parking districts (P) greater than two (2) square feet in size.

7. NEW BUSINESS

8. ADJOURNMENT

Sherry Brasza
Secretary of the Board