

districts; g) M-1 and M-2 industrial districts.

- 7. PUBLIC HEARING: **APPLICANT: Great Lakes Renaissance Prop LLC-USE-**
 (Rescheduled from 12/14/16)
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 20726 LaSalle
 LEGAL DESCRIPTION: 13-36-453-027
 ZONE: C-2

VARIANCES REQUESTED: Permission to-USE-

Have a two family dwelling, upper, and lower units in a general business district.

ORDINANCES and REQUIREMENTS:

Section 13.01 (a): Uses in General Business Districts: All uses permitted in C-1 Districts, except dwellings for one-family, two-family and multiple-family in which the occupants primarily make their home twelve (12) months out of each year. This is not intended to exclude over-night, weekly or monthly transient living quarters.

- 8. PUBLIC HEARING: **APPLICANT: ITC Holdings-USE-**
 (Rescheduled from 1/11/17)
 REPRESENTATIVE: Neal Bishop
 COMMON DESCRIPTION: Ten Mile
 LEGAL DESCRIPTION: 13-26-201-001
 ZONE: M-3 & R-1-P

VARIANCES REQUESTED: Permission to-USE-

Allow two (2) ground signs for shipping and receiving areas in an R-1-P.

ORDINANCES and REQUIREMENTS:

Section 8.01: Uses permitted. In all R-1-P Districts, no building or land, except as otherwise provided for, shall be erected or used except for one (1) or more of the following specified uses:

- (a) All uses permitted and as regulated in R-1-C Districts.
- (b) Parking of private passenger motor vehicles as prescribed in Article XVI.

- 9. PUBLIC HEARING: **APPLICANT: Grant Gamalski**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 22500 Cyman
 LEGAL DESCRIPTION: 13-32-206-013
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Retain the existing 7 foot high privacy fence.

ORDINANCES and REQUIREMENTS:

Section 4D.33: Privacy fences: a) Interior lots. On interior lots in residential areas, privacy fences may be located on the lot line or immediately adjacent thereto and may be constructed not more than six (6) feet in height above the established grade of the property and shall not extend beyond either the front building line of the property or into the front yard setback.

- 10. PUBLIC HEARING: **APPLICANT: Jennifer Taylor**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 23524 Van Dyke
 LEGAL DESCRIPTION: 13-27-304-005
 ZONE: C-2

VARIANCES REQUESTED: Permission to

- 1) Retain existing roof sign 144" x 96" = 96 sq ft.
- 2) Retain existing awning sign 32.5' x 2.5' = 78.75 sq ft.

In addition to the signs approved on 7/8/2015 and an existing 40 sq ft awning sign.

ORDINANCES and REQUIREMENTS:

Section 4A.14: Prohibited signs. (F) Roof signs.

Section 4A.35: Signs permitted in commercial business districts (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 districts zoned C-2.

- 11. PUBLIC HEARING: **APPLICANT: Artheer Kiryakos**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 5840 Arden
 LEGAL DESCRIPTION: 13-05-276-007
 ZONE: C-2

VARIANCES REQUESTED: Permission to

Retain 8' x 4' = 32 sq ft sign at east property line, with an 8 foot under clearance.

ORDINANCES and REQUIREMENTS:

Section 4A.17: Setbacks: The following setback regulations shall apply to signs located in all zoning districts: b) All freestanding or ground signs shall be set back from the right-of-way line a minimum distance equal to the height of the sign.

Section 4A.19: Clearance. All freestanding, projecting, and marquee signs shall have a clearance of ten (10) feet beneath the sign structure, excluding monument signs.

- 12. PUBLIC HEARING: **APPLICANT: Metro Detroit Signs**
 REPRESENTATIVE: Kevin Deters
 COMMON DESCRIPTION: 14205 Twelve Mile
 LEGAL DESCRIPTION: 13-12-381-020
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Allow a 102" x 90" = 63 sq ft monument sign, that is 7.5 feet tall, in addition to the sign at 14251 Twelve Mile which is on the same parcel, while relinquishing the signage approved on 6/11/97 and 7/28/76.

ORDINANCES and REQUIREMENTS:

Section 4A.31: Signs permitted in residential zones: The following signs are allowed in residential zones: d) permitted non-residential uses. One (1) freestanding and one (1) wall sign not to exceed thirty-two (32) square feet in sign area for each sign for permitted non-residential uses including churches, synagogues, schools, libraries and parks.

Section 4A.11: Specific sign definitions: For purpose of this ordinance, the following signs as listed shall be defined as follows: 22. Monument sign. A sign mounted directly to the ground with a maximum height not to exceed five (5) feet.

13. PUBLIC HEARING: **APPLICANT: Intercity Neon Inc**
 REPRESENTATIVE: Donna Holke
 COMMON DESCRIPTION: 26127 Hoover
 LEGAL DESCRIPTION: 13-22-278-040
 ZONE: MZ, C-1, R-1-P

VARIANCES REQUESTED: Permission to

Allow 2 wall signs in a shopping center equal to 58.12 sq ft each and relinquish all previous sign variances.

ORDINANCES and REQUIREMENTS:

Section 4A.37: Shopping centers: Regardless of the zoning district, shopping centers as defined in Section 2.67 are permitted the following signage: c) one (1) wall sign of a size not to exceed forty (40) square feet shall be allowed for each business located in the shopping center.

14. PUBLIC HEARING: **APPLICANT: Behler-Young Company**
 REPRESENTATIVE: Signs & More (Molly Smith)
 COMMON DESCRIPTION: 26444 Groesbeck
 LEGAL DESCRIPTION: 13-24-227-023
 ZONE: M-2

VARIANCES REQUESTED: Permission to

Allow two (2) signs 239.68" x 55" = 91.55 sq ft each on the north and west sides of the building.

ORDINANCES and REQUIREMENTS:

Section 4A.35: Signs permitted in industrial districts M-2: c) Total wall signage of a size not to exceed forty (40) square feet shall be allowed for each business in industrial districts zoned M-2.

15. PUBLIC HEARING: **APPLICANT: The Guy Home Improvement LLC**
 REPRESENTATIVE: David White Land Development Services
 COMMON DESCRIPTION: 21605 Groesbeck
 LEGAL DESCRIPTION: 13-35-328-040
 ZONE: M-2

VARIANCES REQUESTED: Permission to

- 1) Allow parking on porous pavers.
- 2) Allow outdoor storage area of 80' x 78' = 6240 sq ft for company equipment, materials and a trailer.
- 3) Allow outdoor storage on gravel.

ORDINANCES and REQUIREMENTS:

Section 4.32: Off-street parking requirements: (23) Industrial establishments. Provide upon land owned by such establishment about each industrial building, buildings or use, other than the front yard, or driveways which shall be sufficient in size to provide adequate facilities for the parking of automobiles and other motor vehicles used by the firm or employees or persons doing business therein, such space shall not be less than one (1) parking space for each four (4) employees, computed on the basis of the greatest number of persons to be employed at any one period during the day or night, and in no case shall the

area allotted to off-street parking be less than one hundred (100) per cent of the total floor area.

Section 17.02: Industrial standards. (S) Open storage other than junk: All open storage shall be located in a designated area approved by the Planning Commission as a part of site plan approval. The designated area shall always be hard surfaced and screened from the public street and any residentially zoned areas. Further, the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on the site.

16. NEW BUSINESS

17. ADJOURNMENT

Sherry Brasza
Secretary of the Board