



CITY OF WALLED LAKE
ZONING BOARD OF APPEALS MEETING
(ELECTRONIC MEETING PLATFORM)
Monday, April 26, 2021 | 7:30 P.M.

ROLL CALL & DETERMINATION OF
A QUORUM

REQUESTS FOR AGENDA CHANGES

APPROVAL OF MINUTES

1. March 29, 2021 meeting minutes

COMMUNICATIONS

UNFINISHED BUSINESS

1. Case: 2021-02
Applicant: Aver Sign Company
Location: 750 N Pontiac Trail
Request: Non-use Variance

This matter relates to property at the above referenced location. The site is an existing automobile service and gas station located on the southeast corner of W. West Maple Road and N. Pontiac Trail and is zoned C-2, General Commercial District. The applicant is proposing to install new canopy signage which would require one variance from the following section of the Zoning Ordinance.

Section 51-20.06(a)(1): A variance from the maximum allowed total area of all signs for any individual business.

NEW BUSINESS

1. Case 2021-03
Applicant: Dennis Kaiser
Location: 813 E. Walled Lake Drive
Request: Non-use Variance

This matter relates to property at above referenced location. Applicant proposes increasing impervious surface to 50.03%. Applicant exceeds Article 51-17.02(M) Impervious surface in single-family districts. A maximum of 35% of the parcel shall be covered by impervious surfaces in the R-1A and R-1B districts.

2. Case 2021-04
Applicant: Michael Murphy
Location: 252 Rosebud Ct.
Request: Non-use Variance

This matter relates to property located at the above referenced location. Per the ordinance an accessory structure is not permitted on a lot unless there is a principle use already lawfully established on the same lot. The applicant is requesting variance from Article 21.00 General Provisions, accessory buildings, structures, and uses as an accessory structure from the Walled Lake Zoning Ordinance for placement of a 3ft decorative fence on waterfront lot.

DISCUSSION

ADJOURNMENT

NOTICE OF ELECTRONIC PUBLIC MEETING: This meeting will be held electronically as authorized under the Open Meetings Act, MCL 15.261, et seq., as amended, in order to mitigate the spread of COVID-19, to protect the public health, and provide essential protections to vulnerable Michiganders by limiting in-person contact and the number of people interacting at public gatherings. Members of the public may participate by electronic means, as described below.

Electronic Meeting Platform

The City will be utilizing the audio-conferencing tool ZOOM. Members of the Walled Lake public body will be able to hear and speak to each other for the entire meeting. Except for closed session portions of the meeting, members of the audience/public will be able to hear members of the Walled Lake public body during the entire meeting but will **only be able to speak** during Audience Participation or Public Hearing.

In order to connect to the meeting through ZOOM using a laptop, PC or Smart Phone, a member of the public may need to do the following:

- Install Zoom App on mobile device.
- Or download Zoom Client at <https://zoom.us/download> and install on a PC or Mac

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87556055340>

Passcode: 919941

Or One tap mobile :

US: +13017158592,,87556055340#,,,,*919941# or +13126266799,,87556055340#,,,,*919941#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128

Webinar ID: 875 5605 5340

Passcode: 919941

International numbers available: <https://us02web.zoom.us/j/87556055340>

Members of the public participating during the meeting via ZOOM will wait in a virtual queue until called upon during the appropriate participation period. Because of limitations on un-muting and re-muting members of the public, there will be only one period per case.

When audience participation is permitted, members of the public will be called one at a time, as would happen during an in-person meeting. The meeting moderator will determine the order of public speakers. If you want to speak, you must use the "Raise Hand" feature for the meeting moderator to know you need to be unmuted. When you are unmuted, you will have three (3) minutes to share your comments to the public body. At the conclusion of your comments or your three (3) minutes, you will be re-muted and then removed from the queue.

Participants may also choose to submit comments that can be read into the record. Comments can be submitted via an email to clerk@walledlake.com. Written comments will be accepted prior to 4:30 p.m. on the day of the meeting.

Procedures by which persons may contact members of the public body prior to a meeting.

The City of Walled Lake government e-mail addresses of the members of all public bodies utilizing this means of meeting are available on the City's website at:

<https://walledlake.us/index.php/contact-us>

Procedures for participation by persons with disabilities.

The City will be following its normal procedures for accommodation of persons with disabilities. Those individuals needing accommodations for effective participation in this meeting should contact the City Clerk (248) 624- 4847 in advance of the meeting. An attempt will be made to make reasonable accommodations.

Individuals with Hearing or Speech-Impairments

Users that are hearing persons and deaf, hard of hearing, or speech-impaired persons can communicate by telephone by dialing 7-1-1.

- Individuals who call will be paired with a Communications Assistant.
- Make sure to give the Communications Assistant the proper teleconference phone number and meeting ID with password.

For more information please visit:

https://www.michigan.gov/mpsc/0,9535,7-395-93308_93325_93425_94040_94041---,00.html