



**CITY OF WALLED LAKE
ZONING BOARD OF APPEALS
MONDAY, JULY 30, 2018**

The Meeting was called to order at 7:32 p.m.

ROLL CALL: Gunther, Rundell, O'Rourke, Hecht, Ackley

ABSENT: Easter

OTHERS PRESENT: City Attorney Vanerian, Building Official Wright, Recording Secretary Joyce

REQUESTS FOR AGENDA CHANGES: None

APPROVAL OF MINUTES:

ZBA 07-01-18 APPROVAL OF THE MARCH 26, 2018 ZONING BOARD OF APPEALS MEETING MINUTES

Motion by Rundell, seconded Gunther **CARRIED UNANIMOUSLY:** To approve the March 26, 2018, Zoning Board of Appeals meeting minutes.

COMMUNICATION: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. Public Hearing

Open Public Hearing 7:35 p.m.

Case: 2018-04
Applicant: Wow Gas Station
Location: 670 N. Pontiac Trail
Walled Lake, MI 48390
Request: Non-Use Variance

This matter relates to property located at 670 N. Pontiac Trail. The applicant is requesting a variance from Article 20.00, Section 20.08(h) of the Walled Lake Zoning Ordinance to allow additional signs and Light Emitting Diode (LED) along the canopy.

Paul Schmuker, of the Oscar Larson Company who is the contractor for the lighting was in attendance. Mr. Schmuker handed out a drawing showing where the proposed WOW signage is to go on the canopy. This is a vinyl sign. They just want to put the detail on the canopy that says "WOW".

Mr. Schmuker stated that the total proposed canopy/dispenser signage is 84.5 square feet. He stated that they are basically re-imaging the dispenser signage that Clark previously had. The image to be put on the canopy is called an eyebrow image has a channel with the LED lighting. It does not shoot lighting down; it just stays in the channel. It just enlightens things. It is a softer look. It only illuminates the panel on the face.

The Commission discussed the lighting and how it would affect the neighboring community.

Commissioner Ackley asked what the exact amount of a variance they were asking for. They are allowing for 90 square feet, they have 80.71 and asking for an additional 84.5 square feet. It was questioned if the Planning Commission had approved the signs on the pumps. Jim Wright, Building Official, stated that they are asking the additional signage to be put on the canopy. They are at their maximum allowed signage with the street sign, monument sign and the signs on the building. They have reached their maximum amount of allowed signage for the site. They are at their maximum allowed signage without the proposed canopy signage or the signs on the pumps. They are requesting for additional signage on the pumps and canopy amounting to 84.5 square feet.

Commissioner Ackley asked why there had to be signage on the pumps with all of the other signs on the site. Mr. Schmuker stated that it was a means of bringing people into the station.

Mr. Wright stated that when McKenna drafted their letter the signage on the pumps was not included in the request. The signage on the pumps was not advertised; only the canopy signage was advertised. The signs on the pumps cannot be considered as they were not advertised.

It was determined that they should be requesting an additional 84 square feet in addition to what they already have.

Mr. Vanerian stated that the case was advertised for lighting along the canopy and there was no mention of the gas pumps. Mr. Schmuker stated that in their discussions with the City nothing ever came up about the pump signage.

Mr. Gunther stated that he felt the applicant need to go back and state exactly what they were asking for. It was felt they did not need so many signs. He felt it should be tabled and the Commission needs to know exactly what they have right now and what they are asking for. If the signage on the dispensers was removed it would alleviate 54 square feet of signage.

Mr. Schmuker stated that he didn't know the pump signage was not previously approved.

ZBA 07-02-18 MOTION TO TABLE FOR CLARIFICATION

Motion by Gunther, seconded O'Rourke, CARRIED UNANIMOUSLY: To table ZBA Case 2018-04, 670 North Pontiac Trail for further clarification.

The applicant was informed that information would have to be received by Friday, August 3, 2018 morning to go before the August meeting and to get proper notice in the paper.

Close Public Hearing 8:00 p.m.

AUDIENCE PARTICIPATION: None

Mayor Ackley said she has asked Commissioner Dennis O'Rourke to move to the Planning Commission and he has accepted but he can remain on the Zoning Board as an alternate, which he has accepted.

ADJOURNMENT

ZBA 07-03-18

Motion by Rundell, seconded by Gunther, CARRIED UNANIMOUSLY: To adjourn the meeting at 8:04 p.m.

Janell Joyce
Recording Secretary

Kyle Hecht
Vice-Chairman