



**CITY OF WALLED LAKE
ZONING BOARD OF APPEALS
MONDAY, SEPTEMBER 25, 2023**

The Meeting was called to order at 7:30 p.m.

ROLL CALL: Arnold, Easter, Gunther, Rundell

ABSENT:

OTHERS PRESENT: City Attorney Vanerian, City Planner Ortega

Members attending via electronic means of Zoom from Walled Lake, Michigan.

REQUESTS FOR AGENDA CHANGES: None

APPROVAL OF MINUTES:

ZBA 09-01-23 APPROVAL OF THE MARCH 27, 2023 ZONING BOARD OF APPEALS MEETING MINUTES

Motion by Rundell, seconded Arnold: CARRIED: To approve the March 27, 2023 Zoning Board of Appeals meeting minutes.

COMMUNICATION: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. Case: 2023-05
Applicant: Embassy Covenant Church
Location: 195 Ladd Rd., Parcel ID# 92-17-34-351-026
Request: Non-use Variance

This matter relates to the above-referenced property. Applicant proposes the installation of a freestanding sign located in the front yard of the above-referenced property measuring ninety inches (90") in height that would require a dimensional variance from the following section of the Zoning Ordinance:

- Section 51-20.08(6) f. imposes a seventy-two-inch (72") height limitation on non-residential freestanding signs set back twenty-five ft. (25') or less from the fronting public right-of-way line. Applicant proposes erecting a ninety-inch (90") high

freestanding sign in the front yard of Applicant's above-referenced commercial property located within twenty-five ft. (25') of the adjacent Ladd Rd. public right-of-way line which requires an eighteen-inch (18") height variance from the seventy-two-inch height limitation applicable to non-residential freestanding signs.

Open Public Hearing 7:32 p.m.

Chairman Easter introduced case ZBA 2023-05, Embassy Covenant Church.

No public comment.

Close Public Hearing 7:35 p.m.

Chairman Easter said he visited the site for the sign and the grade does dip down.

City Planner Ortega explained the sign height request does appear to have other obstructions which creates the need for variance. City Planner Ortega said the applicant has a berm of landscaping in the sign area. City Planner Ortega said the applicant's property line is north and south but the road curves, and there is a wider landscaped area in front of the applicant's proposed site for the sign, there does appear a change in slope.

Chairman Easter said he drove out to the retention pond and there is a berm to the road and tree line, and a cemetery to the other side of the applicant's property. The applicant's print shows placement clearly, but it is unclear with elevations.

City Planner Ortega said the applicant's request is a modest change, the applicant is asking for height to make it visible.

Chairman Easter said the height request would aid in the visibility of the sign.

Board Member Rundell asked for the square footage of the sign.

Chairman Easter explained the variance is for the height only.

City Planner Ortega said the proposed sign is 31 sq ft of sign area and it follows the sign ordinance.

Recording Secretary Stuart said correspondence was received today from Mr. Tom Langan and read into the record.

*Walled Lake ZBA
City of Walled Lake
Hand Delivered
Re: Case 2023-05, Embassy Covenant Church*

Dear ZBA Members,

We are writing to support the Embassy Covenant Church's requested variance and urge you to grant it.

The unique circumstances of this property support the granting of this variance. The property has a sloped topography from Pontiac Trail – the land and frontage fall towards our property next to the church, making a standard 72" high sign difficult to see. The variance as requested will also not impose any burden on any adjacent properties- the cemetery to the south or our property to the north. The Church has been a good neighbor and a great repurposing of the building that stood empty there for years before they purchased it. They have spent a great deal of money cleaning and improving this property. Please grant the requested variance to enable them to continue to do so.

*Thank you,
Tom Langan*

Board Member Gunther said he has no concerns.

Board Member Arnold said he has no concerns.

Board Member Rundell said his questions were answered and he has no concerns.

Chairman Easter said the applicant has demonstrated a need for a variance, it is not self-created, a lesser variance would not allow compliance, and strict compliance would not allow the use of a sign.

City Attorney Vanerian explained if the board wishes to grant the variance he advised the board to review the proposed resolution provided with his memo.

ZBA 09-02-23 MOTION TO ADOPT RESOLUTION 2023-08 A RESOLUTION OF THE ZONING BOARD OF APPEALS OF THE CITY OF WALLED LAKE GRANTING THE APPLICANT'S REQUEST FOR A VARIANCE FROM THE FRONT YARD HEIGHT LIMITATION FOR NON-RESIDENTIAL FREESTANDING SIGNS IN SECTION 51-20.08(6) OF THE ZONING ORDINANCE FOR THE REASON THAT APPLICANT DEMONSTRATED A PRACTICAL DIFFICULTY

Motion by Rundell, seconded by Arnold, CARRIED: To adopt resolution 2023-08 a resolution of the Zoning Board of Appeals of the City of Walled Lake granting applicant's request for a variance from the front yard height limitation for non-residential freestanding signs in Section 51-20.08(6) of the Zoning Ordinance for the reason that applicant demonstrated a practical difficulty.


Roll Call Vote

Ayes (4) Rundell, Arnold, Gunther, Easter
Nays (0)
Absent (0)
Abstain (0)

ADJOURNMENT

ZBA 09-03-23 MOTION TO ADJOURN

Motion by Rundell seconded by Gunther, CARRIED, to adjourn the meeting at 7:50 p.m.



Jennifer Stuart
Recording Secretary
approved 1/29/24

Jason Easter
Chairman