



**CITY OF WALLED LAKE
ZONING BOARD OF APPEALS
MONDAY, JUNE 24, 2019**

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

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

ABSENT: None

OTHERS PRESENT: City Attorney Vanerian, Recording Secretary Stuart

REQUESTS FOR AGENDA CHANGES: None

**ZBA 6-01-19 MOTION TO EXCUSE BOARD MEMBER HECHT FROM
TONIGHT'S MEETING**

Motion by O'Rourke, seconded by Rundell, UNANIMOUSLY CARRIED: To excuse Board Member Hecht from tonight's meeting.

APPROVAL OF MINUTES:

**ZBA 6-02-19 APPROVAL OF THE MARCH 25, 2019, ZONING BOARD OF
APPEALS MEETING MINUTES**

Motion by Rundell, seconded Gunther, UNANIMOUSLY CARRIED: To approve the March 25, 2019 Zoning Board of Appeals meeting minutes.

COMMUNICATION: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. Public Hearing

Open Public Hearing 7:32 p.m.

Case: 2019-03
Applicant: Casey Ambrose
Location: 1003 E. West Maple
Walled Lake, MI 48390
Request: Non-Use Variance

This matter relates to property located at 1003 E. West Maple zoned C-2. The applicant is proposing a wall sign on the back of the building. The applicant is requesting a variance from Article 20 Signs of the Walled Lake Zoning Ordinance to allow:

- An additional wall sign on the back of the building

Chairman Easter asked applicant how many businesses are within building and would the new wall sign be utilized by those businesses as well. Applicant Mr. Ambrose said yes and there were five businesses within building and four of them occupy the top floor.

Board Member O'Rourke asked if the vinyl sign on first floor would be removed.

Mr. Ambrose said it would be at the board's discretion. Mr. Ambrose said the signage now and proposed is under the allowable square footage. Mr. Ambrose explained he will comply with the board's wishes.

Chairman Easter said the advertising of the additional businesses are not currently advertised on the building. Mr. Easter said the other businesses within the building would be utilizing this one sign.

Board Member O'Rourke asked if every time the signs scrolls, there are five different businesses, would each scroll be an additional sign per business for advertisement.

City Attorney Vanerian explained the ordinance pertains to the size of the face of the sign structure itself not the message of the sign. Attorney Vanerian said the sign will display different messages and advertise for different business periodically.

Chairman Easter explained the sign ordinance allows two square feet for every one square foot of façade and the applicant is well within the parameter as noted by Building Official Wright.

Board Member Ackley explained the variance is for a sign on the back of the building.

Chairman Easter said this sign would relate to the bar/restaurant but also the other businesses.

Board Member Ackley explained she did not see a problem, this is what the city is trying to do, to help the businesses advertise along the trail. Member Ackley explained she would like to see some of the other businesses do the same, clean up their back areas facing the trail and apply for variances for additional signs if necessary.

Chairman Easter said he agrees Member Ackley; the trail is not technically a road, but it is a track and the building faces it.

City Attorney Vanerian explained the trail does create a defacto additional building frontage.

Chairman Easter said a building parallel by two roads even though not on the corner, would be allowed a sign front and back. If the intent of the bike path is to be considered a public footpath, a trail, as the attorney just stated.

Close Public Hearing 7:40 p.m.

AUDIENCE PARTICIPATION:

Resident Karen Kolke – asked if all the business along the trail will have signs. Board Member Ackley explained they would have to apply for a variance. Member Ackley explained she is hoping those that are along the trail, will clean up behind their buildings.

City Attorney Vanerian explained the Planning Commission is reviewing the sign ordinance and soon something will be coming before the Planning Commission and then onto City Council.

Board Member Gunther recused himself from participating in motion.

Board Member Ackley explained practical difficulties do exist, the airline trail going behind this particular business is almost ready to open and it is at the rear of the business and it does need signage in the rear to be seen. It would be burdensome to the owner of the property if they could not advertise to the trail participants. The additional signage will benefit the business by informing the public of the entrance, a lesser variance would not allow the use of the property in the manner the city has been promoting for the airline trail. It is unique to the property because the rear faces, what is now considered a second road visibility opportunity for the business. It is not self-created, the rails to trails is a new situation in Walled Lake and a viable operation in bringing a lot of people into town.

**ZBA 6-03-19 MOTION TO APPROVE NON-USE VARIANCE OF THE C-2 SITE
1003. E. WEST MAPLE, ARTICLE 20 SIGNS OF THE WALLED
LAKE ZONING ORDINANCE FOR AN ADDITIONAL WALL
SIGN ON THE BACK OF THE BUILDING**

Motion by Ackley, seconded by O'Rourke; CARRIED: To approve non-use variance of the C-2, Article 20, Signs of the Walled Lake Zoning Ordinance for an additional wall sign on the back of the building.

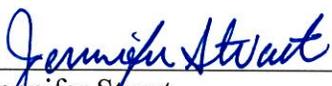
Roll Call Vote

Ayes (4)	Rundell, Ackley, O'Rourke, Easter
Nays (0)	
Absent (1)	Hecht
Abstention (1)	Gunther

ADJOURNMENT

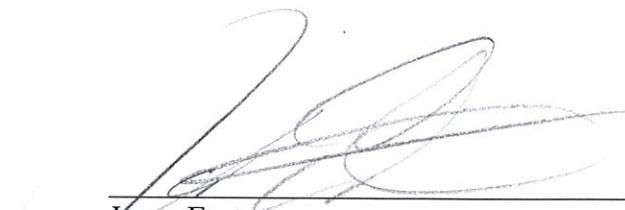
ZBA 6-04-19 MOTION TO ADJOURN

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



Jennifer Stuart
Recording Secretary

approved 7-29-19



Jason Easter
Chairman