
**CHARTER TOWNSHIP OF WATERFORD
NOTICE OF ZONING BOARD OF APPEALS SPECIAL MEETING**

Due to the COVID-19 epidemic declared by the Director of the Michigan Department of Health and Human Services on October 9, 2020, this meeting will be held by electronic remote access that provides 2-way telephone or video conferencing as permitted by and in accordance with the Open Meetings Act as amended by Public Act No. 228 of 2020. The public may participate in the meeting through GoToMeeting by computer, tablet or smart phone using the following link:

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/423683333>

You can also dial in using your phone.
United States (Toll Free): 1 866 899 4679
United States: +1 (571) 317-3116

Access Code: 423-683-333

I. Call the Meeting to Order

Chairman Zuehlke called the meeting to order at 4:00p.m.

II. Roll Call

Present: David Zuehlke, Chairman, Waterford, MI
Stan Moore, Vice Chairman, Waterford, MI
Marie Hauswirth, Board Member, Waterford, MI
Todd Hoffman, Board Member, Waterford, MI
Rick Schneider, Board Member, Waterford, MI
Todd Bonnavier, Board Member, Waterford, MI
Steve Reno, Board Member, Waterford, MI

Also Present: Stacy St.James, Environ. and Housing Rehab Coordinator
Amy Williams, Departmental Aide

General Public: Approximately 3

III. Approve the Minutes of the November 17, 2020, regular meeting of the Zoning Board of Appeals as printed.

MOTION AND VOTE

Moved by Reno

Supported by Hoffman; *RESOLVED to APPROVE the Minutes of the November 17, 2020 meeting.*

MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE.

(7-0)

- IV. Approve the Agenda of the January 19, 2021, special meeting of the Zoning Board of Appeals as printed.

MOTION AND VOTE

Moved by Moore

Supported by Reno; *RESOLVED to APPROVE the Agenda of the January 19, 2021 meeting.*

MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE.

(7-0)

- V. Old Business

- VI. New Business

Case No. PZBA21-001

Sidwell No.13-16-352-020, Section 16, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A variance from Section 2-508 to allow for the construction of a new post-pylon sign at the subject property. (All freestanding signs shall be ground signs)
2. A 10.0 ft. variance from Section 2-508 to allow the proposed post-pylon sign to have a maximum height of 20.0 ft. (10 ft. maximum allowed for subject property)

Property Location: 5900 Highland Rd
Property Zoned: C-4, Extensive Business
Applicant: Jay Lasco

Applicant or representative present: Jay Lasco, and Alan Hill (AGI)

Alan Hill of Knoxville, TN gave a visual presentation to request a variance for an additional ten foot for the Mitsubishi Brand sign, and explained the importance for visibility in establishing a new business. He further discussed changes considered from the last meeting and other properties in the immediate area with similar, or taller, signs.

Jay Lasco, of Fenton, MI added that he has been working in cooperation with the Township from the start to upgrade this property and has plans for a façade upgrade in

the near future. He stressed that the brand sign is essential for establishing his business. He needs to be competitive to provide support to the community.

MOTION AND VOTE

Moved by Hauswirth

Supported by Hoffman; RESOLVED to APPROVE the variance(s) requested in ZBA Case No. PZBA21-001.

**MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE
(7-0)**

VI. Discussions

VII. All Else

VIII. Public Comment

IX. Adjourn the Meeting

Chairman Zuehlke adjourned the meeting at 4:17p.m.

Members of the public will only be able to speak during any public hearing that is held at the meeting and during the public comment period at the end of the meeting and such comments will be limited to three minutes per person. To provide for orderly public participation, a person wishing to speak must first state their name. Second, they must identify that they are participating remotely and state the city, township, village or country and state from which they are attending. Then they may request to be recognized by the Chairperson of the meeting. The Chairperson will recognize all persons wishing to speak during a public hearing and the public comment period. Prior to the meeting, members of the public may contact the members of the Zoning Board of Appeals to provide input or ask questions by email or mail to the Township employee/official and at the addresses listed below. Persons with disabilities in need of accommodations to be able to participate in the meeting should provide at least 24-hour advance notice to the listed Township employee by phone, email, or mail and an attempt will be made to provide reasonable accommodations.

Stacy St. James, Environmental Housing and Rehab Coordinator
Charter Township of Waterford
5200 Civic Center Drive, Waterford, Michigan 48329
Email: [sstjames@waterfordmi.gov](mailto:ssstjames@waterfordmi.gov)
Phone: (248) 674-6240

Case No. PZBA21-001

Property: 5900 Highland Rd
Applicant: Jay Lasco
Zoning: C-4, Extensive Business
Site Use: Automotive Sales
Proposal: Post-pylon Sign

Analysis

The applicant was previously before the ZBA on November 17, 2020 (see review below). The previous request was denied. The applicant has since revised their original plan and reduced the height of the sign. The proposed post-pylon sign currently under consideration is shown to have a maximum height of 20 ft (10 ft maximum allowed for the subject property). The previous sign was shown to have a maximum height of 25 ft. All other zoning requirements, including setback and sign area, are shown to be met.

November 17, 2020 Case Review:

The applicant is requesting to construct a new post-pylon sign at the subject property. The subject property was the previous site of Suburban Ford. Currently, it is a Mitsubishi dealership. The site plan shows the location of the proposed sign along Highland Rd. The location does meet the minimum road right-of-way setback of 15 ft and is not shown to be located within the clear vision triangle for any entrances/exits onto the property. Additionally, the size of the sign conforms with the maximum sign area allowed per the Zoning Ordinance. The only variance needed is for the height. The maximum sign height allow for the subject property is 10 ft. The proposed sign is shown to have a maximum height of 25 ft. The sign details are included in the application information.

The applicant has provided information addressing the standards listed below on the “Supplemental Information” sheet. These standards and the information provided by the applicant addressing these standards shall be used by the Zoning Board to determine whether the requested variance shall be granted.

DRAFT MOTION FOR APPROVAL

If the Zoning Board of Appeals chooses to approve the applicant’s request, the following is a draft motion that could be used to make that decision. Adding a summary of the evidence relied on at the end of the motion is encouraged. The Worksheet is intended to assist in doing that.

MOTION to find that practical difficulties exist and to approve the variance(s) requested in ZBA Case No. PZBA21-001 based upon the information presented by the Applicant and for this hearing demonstrating each of the review standards in Section 6-100.5 of the Zoning Ordinance have been met.

(Evidence provided: _____)

DRAFT MOTION FOR DENIAL

If the Zoning Board of Appeals chooses to deny the applicant’s request, the following is a draft motion that could be used to make that decision. Adding a summary of the evidence relied on at the end of the motion is encouraged. The Worksheet is intended to assist in doing that.

Motion to find that practical difficulties do not exist and to deny the variance(s) requested in ZBA Case No. PZBA21-001 based upon the applicant’s failure to demonstrate that the following review standard(s) in Section 6-100.5 of the Zoning Ordinance have been met:

**** (ONLY list standard(s) the Applicant DID NOT demonstrate and exclude those that do not apply) ****

- *Strict compliance with the ordinance provisions being varied is unnecessarily burdensome.*
- *The variance will do substantial justice to the applicant and other property owners.*
- *A lesser variance than requested would not give substantial relief to the applicant and/or be consistent with justice to other property owners*
- *The variance is needed due to unique circumstances of the property.*
- *The problem and resulting need for the variance was not self-created by the applicant or the applicant’s predecessors.*
- *The variance observes the spirit of the Zoning Ordinance, will not adversely affect public safety and welfare, and will do substantial justice.*

(Evidence provided: _____)