

CHARTER TOWNSHIP OF NORTHVILLE
Zoning Board of Appeals
November 20, 2019

DATE: November 20, 2019
TIME: 7:00 P.M.
PLACE: Northville Township Hall
44405 Six Mile Road

APPROVED: December 11, 2019

CALL TO ORDER: 7:00 P.M.

ROLL CALL:

Present: Brian Doren, Symantha Heath, Eric Lark, Joseph LoPiccolo, Gary Sixt, Paul Slatin, Paul Smith

Excused: None

Staff: Jennifer Frey, Township Planner

Township Planner Frey confirmed that all property owners within 300 feet of tonight's petition had been notified.

Approval of Minutes:

Zoning Board of Appeals – September 18, 2019

MOTION by Heath, support by LoPiccolo, to approve the minutes from the Zoning Board of Appeals meeting of September 18, 2019.

Voice Vote: Ayes: All
Nays: None

Motion approved unanimously.

Chair Slatin made standard introductory remarks explaining the role of the ZBA and the formal procedures of the meeting. Chair Slatin noted that four votes would be required to pass any motion. He also noted that all variance requests approved would be valid for one year.

Petitions:

1. PZON19-0007 Northville Gateway Center LLC, Property Owner^[1]
Petitioner: **Khaled Dagher, Dagher Signs & Graphics**^[SEP]
Location: **15474 Haggerty Rd.**
Request: A variance request to Chapter 145-7 to allow a 90 sq. ft. ground sign on Haggerty Rd. where 48 sq. ft. is permitted.

Khaled Dagher, petitioner, 22476 Telegraph Road, Southfield, and George Pascaris, 37660 Cherry Hill, Farmington Hills, property owner, were present on behalf of the petition.

Mr. Dagher introduced the request by referencing Township Planner Frey's November 8, 2019 letter of review. He stated that the topography of the plaza was slightly lower than the road and that, in this particular case, the abundance of trees hindered visibility. The main difficulty was the gas station on the corner that obstructed the view of much of the plaza.

Responding to a question from Member Doren, Mr. Dagher stated that they were planning an identical sign on the Five Mile Road entrance.

Township Planner Frey noted that the Five Mile Road sign was in a different sign district and complied with the ordinance.

Member Doren asked about the size of the current sign on Haggerty Road.

Mr. Dagher stated that it was about 4 by 8 feet or 32 square feet. The current sign only advertised the name of the plaza and not the names of any tenants.

Mr. Dagher and Mr. Pascaris confirmed that the current sign was two-sided.

Member Doren wondered if the current sign complied with the ordinance.

Township Planner Frey stated that the current sign complied because no variance had been granted on the property and the ordinance hadn't changed. The sign was brick and had Haggerty Gateway at the top. The entire base didn't count as sign area.

Mr. Dagher stated that there were ten plaza tenant names that they were trying to place on the proposed sign, which was about 45 square feet. He felt this was a reasonable request as he had done much larger signs in the past.

Responding to questions from the Board, Mr. Pascaris explained that there were twelve businesses in the plaza, but that the sign would not include the two endcap locations, which were the restaurant and the medical clinic, because they had the best chance of being seen from the road. An additional sign had previously been granted for the restaurant which had made a tremendous difference for the visibility from Five Mile Road.

Member Heath commented on the many distractions at the intersection, making this a unique situation. The gas station was extremely distracting and it was very hard to see any signs when looking for a business at that location.

Responding to questions from Member Lark, Mr. Pascaris stated that the current sign was six feet tall, measuring from the ground. Mr. Dagher added that they wanted to make the sign eight feet, including the exposed part of the brick base.

Member Heath inquired about the location of the proposed sign, referencing an illustration provided to the Board.

Mr. Pascaris confirmed that the sign would be placed as shown in the illustration, using the current brick base. The location of the sign would not be changed. Responding to further

questions from Member Lark, Mr. Pascaris confirmed that the sign would be two feet taller and no wider than the current sign. The additional square footage would be 16 square feet and would include names of businesses. The sign would remain two-sided.

Mr. Dagher added that the request for 90 square feet included 45 square feet on each side of the sign.

Chair Slatin opened the public hearing at 7:12 P.M. Seeing nobody come forward to speak, he closed the public hearing at 7:12 P.M.

Township Planner Frey confirmed that no correspondence had been received regarding the variance request.

MOTION by LoPiccolo, support by Heath, that the Zoning Board of Appeals approve Petition PZON19-0007, 15474 Haggerty Road, to allow a variance to Chapter 145-7 to permit a 90 square foot ground sign on Haggerty Road where 48 square feet is permitted.

Chair Slatin stated that the uniqueness of the situation supported the variance request, including the way the building wrapped around the gas station, the road height, the fact that each main street was in a different sign district, and the fact that it was a multi-tenant building.

Roll Call Vote: Ayes: Doren, Heath, Lark, LoPiccolo, Sixt, Slatin
 Nays: Smith

Motion approved 6-1.

Other Business

None.

Department Reports

Jennifer Frey, Township Planner

- One petition for December meeting.

Erik Lark, Planning Commission

- Reviewed October Planning Commission meeting.

Samantha Heath, Board of Trustees

- Provided update of landfill issues and enforcement of current State and Federal Standards.

Public Comments and Questions

None

Adjournment:

MOTION by Heath, support by LoPiccolo, to adjourn the November 20, 2019 Zoning Board of Appeals meeting at 7:29 P.M.

Voice Vote: Ayes: All
 Nays: None

Motion approved unanimously.