



Zoning Board of Appeals
Office of the City Council
5460 Arden, Ste. 505
Warren, MI 48092
Ph. (586)258-2060
Fax: (586)268-0606

Roman Nestorowicz, Chairman
Judy Furgal, Vice-Chairwoman
Paul Jerzy, Secretary
Charles Anglin, Asst. Secretary
William Clift
Jeffrey Curle
Charles Perry
Anthony Sieracki, Jr.
Michael Sylvester

**A Regular Meeting of the Zoning Board of Appeals
Wednesday, February 9, 2022 at 7:30 p.m. in the Warren Community Center
Auditorium, 5460 Arden, Warren, Michigan 48092.**

Site plans are available for viewing in the Building Department of
City Hall at 1 City Square, 3rd Floor, Warren, 48093.
Please call ahead: (586) 574 - 4504

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ADOPTION OF THE AGENDA
5. APPROVAL OF THE MINUTES OF the **Special Meeting of January 26, 2022.**

6. PUBLIC HEARING: **APPLICANT: Great Lakes Capital**
REPRESENTATIVE: Jeff Smoke
COMMON DESCRIPTION: 6340 Fourteen Mile
LEGAL DESCRIPTION: 13-04-126-016
ZONE: MZ, P, M-2

VARIANCES REQUESTED: Permission to
Waive 101 required off-street parking spaces.

ORDINANCES and REQUIREMENTS:

Section 4.32 – Off-Street Parking Requirements (H): The amount of required off-street parking space for new uses or buildings: (18) medical or dental clinics. One (1) parking space for each one hundred (100) square feet of usable floor area and one (1) parking space for each examining room, dental chair or similar use area. In no even shall there be less than three (3) spaces per doctor plus one (1) space for each two (2) employees.

7. PUBLIC HEARING: **APPLICANT: Global Signs & Awnings**
REPRESENTATIVE: Ayad Sitto
COMMON DESCRIPTION: 8655 Eight Mile

LEGAL DESCRIPTION: 13-34-380-006
ZONE: M-2

VARIANCES REQUESTED: Permission to

Allow a 92.6 square ft. wall sign on the south elevation.

ORDINANCES and REQUIREMENTS:

Section 4A.35 – Signs Permitted in Commercial Business and Industrial Districts (C-1, C-2, C-3, M-1 and M-2): (C) Total wall signage of a size not to exceed forty (40) square feet shall be allowed for each business in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

8. PUBLIC HEARING: **APPLICANT: Allied Signs, Inc.**
REPRESENTATIVE: Jim Fields
COMMON DESCRIPTION: 8327 Twelve Mile
LEGAL DESCRIPTION: 13-10-353-010
ZONE: MZ, P, C-2

VARIANCES REQUESTED: Permission to

Erect a 54.16 square ft. wall sign.

ORDINANCES and REQUIREMENTS:

Section 4A.37 – Shopping Centers: Regardless of the zoning district, shopping centers as defined in Section 2.67 are permitted the following signage: (C) One (1) wall sign of a size not to exceed forty (40) square feet shall be allowed for each business located in the shopping center.

9. PUBLIC HEARING: **APPLICANT: Bazo Construction**
REPRESENTATIVE: Sarah Mheisen
COMMON DESCRIPTION: 21376 Van Dyke
LEGAL DESCRIPTION: 13-34-304-038
ZONE: C-2

VARIANCES REQUESTED: Permission to

Allow the following signage on a 160' x 3' = 480 square ft. gas canopy.

- a) North elevation (a) "Marathon" 112.5" x 15" = 11.7 square ft.
- b) West elevation (b) "Marathon" 112.5" x 15" = 11.7 square ft.
- c) South elevation (c) "Marathon" 112.5" x 15" = 11.7 square ft.

Total signage on gas canopy is 35.1 square ft., remainder 444.9 square ft. of decorative design.

ORDINANCES and REQUIREMENTS:

Section 4A.35 – Signs Permitted in Commercial Business and Industrial Districts (C-1, C-2, C-3, M-1 and M-2): (C) Total wall signage of a size not to exceed forty (40) square feet shall be allowed for each business in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

10. PUBLIC HEARING: **APPLICANT: Metro Detroit Signs**
REPRESENTATIVE: Kevin Deters at Metro Detroit Signs
COMMON DESCRIPTION: 2001 Thirteen Mile

LEGAL DESCRIPTION: 13-06-352-021
ZONE: MZ, R-1-B, M-1, C-1

VARIANCES REQUESTED: Permission to

Erect two (2) wall signs, each 180" x 64" = 80 square ft. One on the south and one on the west elevation, these will be the only wall signs on the building. If approved, the previous variance granted on 4/26/2006 pertaining to the wall signs only be will relinquished.

ORDINANCES and REQUIREMENTS:

Section 4A.35 – Signs Permitted in Commercial Business and Industrial Districts (C-1, C-2, C-3, M-1 and M-4): (C) Total wall signage of a size not to exceed forty (40) square feet shall be allowed for each business in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

11. PUBLIC HEARING: **APPLICANT: Derik Leary,
Kimley-Horn & Associates, Inc**
REPRESENTATIVE: Eames Gilmore
COMMON DESCRIPTION: 28800 Dequindre
LEGAL DESCRIPTION: 13-18-101-012
ZONE: MZ, C-2, P

VARIANCES REQUESTED: Permission to

Allow an additional wall sign on the west elevation, 33 5/8" x 12' 2 3/4" = 34.3 square ft. If approved, total wall signage will be 373.73 square ft. and 2090 square ft. of red background/design element.

ORDINANCES and REQUIREMENTS:

Section 4A.37 – Shopping Centers: Regardless of the zoning district, shopping centers as defined in Section 2.67 are permitted the following signage: (C) One (1) wall sign of a size not to exceed forty (40) square feet shall be allowed for each business located in the shopping center.

12. PUBLIC HEARING: **APPLICANT: Todd Ryan**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 24200 Groesbeck
LEGAL DESCRIPTION: 13-25-153-031
ZONE: M-2

VARIANCES REQUESTED: Permission to

- 1) Retain a building no less than 18.8 feet from the side (south) property line.
- 2) Allow open storage of a total of 38,562 square ft. when a size of the structures total 8,694 square ft. and the allowable outdoor storage would be 50% or 4,347 square ft.
- 3) Allow open storage on a non-hard surface.
- 4) Allow open storage up to the side (north) property line.
- 5) Allow open storage up to the side (south) property line.
- 6) Allow open storage up to the rear (east) property line.

ORDINANCES and REQUIREMENTS:

Section 17.02 – Industrial Standards: (B) M-2 side yards, and rear yards, 20 ft. each.

(S) Open Storage Other Than Junk, M-2: The designated area shall always be hard-surfaced and screen from the public street and any residentially zoned areas. The designated areas shall not be located in any area required for parking space and is necessary to meet the minimum requirements of Section 4.32 of this ordinance. Further, the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on the site except in M-3 and M-4 zones.

Section 4.32 – Off-Street Parking Requirements: (K) All off-street parking areas shall be provided with adequate ingress and egress, shall be hard surfaced and with concrete or plant-mixed bituminous material (base may be stabilized gravel or equivalent), shall be maintained in a usable dustproof condition, shall be graded and drained to dispose of all surface water, provide protective bumper curbs as per Sections 4.32 (i) and 16.07, and shall otherwise comply with Section 2.46 and 16.05 of this ordinance.

- 13. PUBLIC HEARING: **APPLICANT: Berry Belal**
- REPRESENTATIVE: MA Designers & Builders Inc
- COMMON DESCRIPTION: 1994 Nine Mile
- LEGAL DESCRIPTION: 13-31-101-024
- ZONE: M-2

VARIANCES REQUESTED: Permission to

- 1) Erect a building no less than 10 feet 7 inches from the side yard setback along the south property line.
- 2) Allow hard surfacing to within 15 feet of the front setback (Along Christopher) for parking.
- 3) Waive 13 stacking spaces for a new carwash.

ORDINANCES and REQUIREMENTS:

Section 17.02 – Industrial Standards M-2 (B): Side yards and rear yards, 20 ft. (a) frontyards 25 ft.

Section 14.01 – Uses Permitted: (P) Auto wash uses as regulated in this section. 3. Automatic conveyor. A. Site design requirements: 4. C. An automatic conveyor auto wash shall have a minimum of twenty (20) stack spaces per bay or one half (1/2) of the maximum total output of vehicles per hour.

- 14. PUBLIC HEARING: **APPLICANT: Brett Schneider / Madison Electric**
- REPRESENTATIVE: Mike Gagnon
- COMMON DESCRIPTION: 31855 Van Dyke
- LEGAL DESCRIPTION: 13-04-426-002
- ZONE: MZ, M-1, M-2

VARIANCES REQUESTED: Permission to

- 1) Waive 122,881 square ft. of required off-street parking.
- 2) Allow a structure to be erected no less than 17 feet 4 inches from the south property line (side yard).

ORDINANCES and REQUIREMENTS:

Section 4.32 – Off-Street Parking Requirements (23): Industrial establishments, including manufacturing, research and testing laboratories, creameries, bottling works, printing and engraving shops, warehouse and storage buildings. Provide upon land owned by such establishment about each industrial building, buildings or use, other than the front yard, or driveways

which shall be sufficient in size to provide adequate facilities for the parking of automobiles and other motor vehicles used by the firm or employees or persons doing business therein, such space shall not be less than one (1) parking space for each four (4) employees, computed on the bases of the greatest number of persons to be employed at any one period during the day or night, and in no case shall the area allotted to off-street parking be less than one hundred (100) percent of the total floor area.

Section 17.02 – Industrial Standards: M-2 (B) Side yards, and rear yards, 20 ft. each.

15. NEW BUSINESS

16. ADJOURNMENT

Paul Jerzy
Secretary of the Board

Any person with a disability who needs accommodation for participation in this meeting should contact the Warren City Council Office at (586) 258-2060 – 48 hours in advance of the meeting to request assistance.