



CITY OF WIXOM
PUBLIC HEARING NOTICE

The Wixom Zoning Board of Appeals will conduct the following public hearing at the regular meeting scheduled for Monday, April 11, 2022, for the following topics:

PUBLIC HEARING FOR VARIANCE REQUEST # PZBA22-001: 28061 GRAND OAKS, WIXOM, MI, 48393:

The applicant is seeking two (2) use variances:

1. A use variance from *Section 18.16.110(B), Off-Premise Advertising Signs*, to permit the installation of an outdoor advertising sign (billboard sign). Ordinance *Section 18.16.110(B), Off-Premise Advertising Signs*, states that no further outdoor advertising signs shall be permitted to be erected in the City of Wixom; and
2. A use variance from *Section 18.12.010, Uses Per Lot*, to permit a second use on a lot where ordinance permits one (1) use.

Section 18.22.030(F), Zoning Board of Appeals (ZBA) Powers and Duties, Use Variances, gives the ZBA the authority to a grant use variance when reasonable evidence of unnecessary hardship can be demonstrated.

The applicant is also seeking a total of six (6) non-use variances:

1. *Section 18.16.100, Specific Sign Standards*, to permit a sign with a height of 70 feet;
2. *Section 18.16.100, Specific Sign Standards*, to permit a sign surface area of 672 square feet per face;
3. *Section 18.16.100(E)(2), Specific Sign Standards*, to allow electronic sign message area of 100%;
4. *Section 18.16.100(E)(5), Specific Sign Standards*, to permit changes of an electronic message every 8 seconds;
5. *Specific Sign Standards; Section 18.16.100(E)(8)*, to permit the use of multiple colors on an electronic message; and
6. *Section 18.08.050(G), Freeway Setbacks*, to permit a zero-foot setback from the I-96 right-of-way.

Section 18.16.180, Appeals and Variances, and Section 18.22.030(F) Powers and Duties, gives the Zoning Board of Appeals authority to grant variances when it can be shown that ordinance standards cannot be met and a practical difficulty exists. The property is zoned IRO, Industrial Research Office. The parcel number is 22-070-401-020.

The Zoning Board of Appeals meeting will begin at 7:30 p.m.

Persons having any questions regarding these matters are urged to attend this meeting or contact Construction & Development Services at (248) 624-0880.

Publication: March 25, 2022
Oakland Press

Catherine Buck, City Clerk
City of Wixom, (248) 624-4557