

AGENDA

Zoning Board of Appeals Meeting
Wixom Council Chambers, 49045 Pontiac Trail
Monday, April 11, 2022
7:30 p.m.



CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

DETERMINATION OF QUORUM:

ZBA Chairman: J. Caplan
R. Thorsell
D. Berry
M. Schira
S. Winters
R. Cousineau
F. Alexander
J. Hutchens

CHANGES OR ADDITIONS TO THE AGENDA:

APPROVAL OF MINUTES:

Zoning Board of Appeals Minutes January 10, 2022
Zoning Board of Appeals Minutes March 14, 2022

CORRESPONDENCE:

City Manager Update March 22, 2022

CALL TO THE PUBLIC: (Limited to 5 minutes per speaker, addressing Agenda items only)

UNFINISHED BUSINESS

NEW BUSINESS:

1. PUBLIC HEARING FOR VARIANCE # PZBA22-002: 29600 WIXOM ROAD, WIXOM, MI, 48393: The applicant is seeking a variance from *Section 18.16.090(A) Signs, General Standards for Permitting*, to construct a ground sign five (5) feet from the right of way line. Ordinance standards require that ground signs be set back a minimum of ten (10) feet from any public or private street right-of-way line. The Wixom Municipal Code requires approval of a dimensional variance from the Zoning Board of Appeals when it can be shown that ordinance standards have not been met. The property is zoned IS, Industrial Service, where the use is permitted in the district. The parcel number is 22-05-352-014.

2. PUBLIC HEARING FOR VARIANCE # PZBA22-003: 49178 ALPHA COURT, WIXOM, MI, 48393: The applicant is seeking a variance from *Section 18.13.080 Accessory Uses and Structures, Wind Generators*, to construct five (5) helical turbines in the front yard. Ordinance standards require that wind generators be located in the rear and side yards only. The Wixom Municipal Code requires approval of a dimensional variance from the Zoning Board of Appeals when it can be shown that ordinance standards have not been met. The property is zoned IRO, Industrial Research Office, where the use is permitted in the district. The parcel number is 22-08-326-045.

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

- a. The applicant is seeking two (2) use variances: 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 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 property is zoned IRO, Industrial Research Office. The parcel number is 22-070-401-020.

- b. The applicant is also seeking a total of six (6) non-use variances: *Section 18.16.100, Specific Sign Standards*, to permit a sign with a height of 70 feet; *Section 18.16.100, Specific Sign Standards*, to permit a sign surface area of 672 square feet per face; *Section 18.16.100(E)(2), Specific Sign Standards*, to allow electronic sign message area of 100%; *Section 18.16.100(E)(5), Specific Sign Standards*, to permit changes of an electronic message every 8 seconds; *Specific Sign Standards*; *Section 18.16.100(E)(8)*, to permit the use of multiple colors on an electronic message; and *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.

CALL TO THE PUBLIC:

STAFF COMMENTS:

COMMISSION COMMENTS:

ADJOURNMENT:

RULES FOR PUBLIC SPEAKING:**Call to the Public:**

- The public shall address the Board during the “Call to the Public” which shall be included on the agenda immediately after Correspondence and again immediately after New Business. The first Call to the Public immediately after Correspondence shall be limited to agenda items only.
- A person shall not address the Board in excess of five (5) minutes unless the time is extended by a majority vote of the Board present.
- Persons wishing to address the Board shall identify themselves and their place of residence and shall state their reason for addressing the Board.
- All comments by the public shall be made directly to the Board.

Public Hearing:

- Persons desiring to address the Board shall state their name and address.
- Individual persons shall be allowed five minutes to address the Board.
- There shall be no questioning by the audience of persons addressing the Board. However, the Board members may question persons addressing the Board.
- No person shall be allowed to address the Board more than once unless permission is granted by the chairperson.

SCHEDULED MEETINGS:

Tuesday	April 12, 2022	7:00pm	City Council Meeting
Monday	April 25, 2022	7:30pm	Planning Commission Meeting
Tuesday	April 26, 2022	7:00pm	City Council Meeting

Procedures for participation by persons with disabilities.

The City will be following its normal procedures for accommodation of persons with disabilities. **Those individuals needing accommodations for effective participation in this meeting should contact the Building Department (248) 624-0880 in advance of the meeting.** Our staff will be pleased to make the necessary arrangements (large print agendas or minutes, etc.) with proper notice given prior to the meeting.