

ZONING BOARD OF APPEALS
TUESDAY, OCTOBER 18, 2011 @ 7:00 p.m.

CALL TO ORDER: 7:07 p.m.

ROLL CALL: Chairperson Laurie Slade
Mr. Carlos Bueno
Ms. Debra Monroe
Ms. Doris Taylor-Burks
Mr. Sherman Williams

ABSENT: None.

EXCUSED: None.

Also Present: Mr. James Sabo, Professional Planner
Mr. Mark Hotz, City Attorney

CHAIRPERSON SLADE: I will call the meeting to order. Roll call, please.

MR. SABO: Bueno?
COMM. Bueno: Here.

MR. SABO: Monroe?
COMM. MONROE: Here.

MR. SABO: Slade?
COMM. SLADE: Here.

MR. SABO: Taylor-Burks?
COMM. TAYLOR-BURKS: Here.

MR. SABO: Williams?
COMM. WILLIAMS: Here.

COMMUNICATIONS: None.

ADOPTION OF MINUTES: June 21, 2011

COMM. BUENO MADE A MOTION TO APPROVE THE MINUTES FOR JUNE 21, 2011 AND COMM. TAYLOR-BURKS SUPPORTED.

VOTE: AYES: Bueno, Taylor-Burks, Williams, Monroe,
Slade.
NAYS: None.

ABSTAIN: None.

Vote 5-0-0 for approval of the 6-12-2011 minutes.

OLD BUSINESS: None.

NEW BUSINESS:

PUBLIC HEARINGS AND SITE PLAN REVIEWS:

6.1 ZBA 11-04 - Maximum allowable sign area, maximum allowable sign height, Minimum required sign setback, Maximum allowable number of ground signs and Maximum allowable sign letter height.

Overhead photographs were shown.

MR. SABO MADE PRESENTATION ON THE FINDING OF FACTS FOR THE ABOVE PROPERTY.

Applicant, Kathy Witchman, representative from St. Joseph's Mercy Hospital, satisfied with the complete presentation by Mr. Sabo; and she commented this project was a joint venture with seven other hospitals; there is new branding and signage requirements. Representative concerned with the access and emergency signage is adequate for visitors to navigate the facility efficiently; the existing signs are outdated, past visitors will have to maneuver new routes throughout the hospital and the new signage would alleviate those problems.

THIS ^{was} ~~IS NOT~~ A PUBLIC HEARING.

Comm. Monroe agrees with the recommendations and believes traffic supports the changes and it does border Bloomfield and it would enhance the area.

Comm. Bueno commented this project is fairly close to a previous campus reorganization.

Comm. Taylor-Burks commented the campus updates are beautiful campus and the facility is right at the entrance of the city and agrees it would enhance the area.

Comm. Williams inquired if any signs are illuminated. Representative indicated some are internally illuminated including letters on the building. The lettering will glow and will not cause any sight obstructions for drivers or visitors.

COMM. TAYLOR BURKS MADE A MOTION FOR APPROVAL OF THE FOLLOWING AND COMM. MONROE SUPPORTED:

Five Dimensional variances for multiple signs.

1. Dimensional Variance for Section 18.4.4.2(a) maximum allowable signs area.

- Wall sign, D-10, building wall sign southbound Woodward (D-1 sign type) proposed area is 146.67 square feet. Variance request is 96.67 square feet.
- Ground sign, A-1, main entry sign southbound Woodward (A-1 sign type) proposed area is 117.4 square feet. Variance request is 64.4 square feet.
- Ground sign, B-3, medical office building entry southbound Woodward (B-1 sign type) proposed area is 126.0 square feet. Variance request is 76 square feet.
- Ground sign, B-4, emergency directional northwest corner Bassett & Woodward (B-1 sign type) proposed area is 126 square feet. Variance request is 76 square feet.
- Ground sign, B-5, emergency directional Bassett & ER entry drive (B-2 sign type) proposed area is 72 square feet. Variance request is 22 square feet.
- Ground sign, B-2, entry drive 909 building northbound Woodward (B-2 sign type) proposed area is 72 square feet. Variance request is 22 square feet.
- Ground sign, C-7, entry drive at Gustafson building along Bassett (C-1 sign type) proposed area is 23.55 square feet. No variance for sign area required.

2. Dimensional Variance for Section 18.4.4 C Maximum allowable sign height.

- Ground sign, A-1, main entry sign southbound Woodward (A-1 sign type) proposed area is 16 square feet. Variance request is 11 square feet.
- Ground sign, B-3, medical office building entry southbound Woodward (B-1 sign type) proposed area is 16 square feet. Variance request is 11 square feet.
- Ground sign, B-4, emergency directional northwest corner Bassett & Woodward (B-1 sign type) proposed area is 16 square feet. Variance request is 11 square feet.
- Ground sign, B-5, emergency directional Bassett & ER entry drive (B-2 sign type) proposed area is 12 square feet. Variance request is 7 square feet.

- Ground sign, B-2, entry drive 909 building northbound Woodward (B-2 sign type) proposed area is 12 square feet. Variance request is 7 square feet.
- Ground sign, C-7, entry drive at Gustafson building along Bassett (C-1 sign type) proposed area is 7 square feet. Variance request is 2 square feet.

3. Dimensional Variance for Section 18.4.4(f) maximum allowable number of ground signs. The maximum allowable number of ground signs is one per commercial site.

- Ground sign A-1, One ground sign permitted at the site. No variance is required.
- Ground sign B-3, Variance request is for 1 additional ground sign.
- Ground sign B-4, Variance request is for 1 additional ground sign.
- Ground sign B-5, Variance request is for 1 additional ground sign.
- Ground sign B-2, Variance request is for 1 additional ground sign.
- Ground sign C-7, Variance request is for 1 additional ground sign.
- Total of 5 additional ground signs.

4. Dimensional Variance for Section 18.4.4.C Minimum required sign setback. The minimum required sign setback is 10 feet from a driveway intersection and a 25-foot clear triangle at street intersections.

- Ground sign A-1, main entry drive setback is 55 feet. No variance required.
- Ground sign B-3, medical office building drive setback is 30 feet. No variance is required.
- Ground sign B-4, northwest corner Bassett & Woodward setback is 18 feet from Woodward property line. Setback variance is 7 feet.
- Ground sign B-5, entry drive ER & Bassett setback is 12 feet from ER drive property line. Setback variance is 13 feet.
- Ground sign B-2, entry drive for 909 Building setback is 20 feet. No variance is required.
- Ground sign C-7, entry drive Gustafson Building setback is 6 feet. Setback variance requires is 4 feet.

