

INKSTER
ZONING BOARD OF APPEALS
(ZBA)

MINUTES

A regularly scheduled and annual meeting of the Inkster ZBA was held on **Thursday, February 6, 2014** in the Inkster City Council Chambers located at 26215 Trowbridge, Inkster, Michigan, 48141.

A quorum was reached. Vice Chairman Cross called the meeting to order at 6:07 p.m.

I. ROLL CALL

Present: Directors Richard Wooten, Clarence Oden, Jr., Stubbs, Williams, Vice Chairman Cross, and Secretary McDaniel (6:10)

Absent: None

Others in attendance: M. Jeannie Fields, Manager of Community Development
Raman Patel, Applicant, ZBA13-04
Michael Zack, Sign Installer, ZBA13-04
Saidia F. Johnson, Building Department Secretary

II. ADOPTION OF AGENDA

MOVED by Williams, Seconded by Stubbs to adopt the agenda. **MOTION CARRIED unanimously.**

III. ADOPTION OF MINUTES OF SEPTEMBER 5, 2013

MOVED by Wooten, Seconded by Williams to adopt the Minutes of September 5, 2013 as presented. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARINGS

A. ZBA13-04/25845 Michigan Avenue/Dimensional Variance for Sign

MOVED by Wooten, Seconded by Oden to open the public hearing. **MOTION CARRIED unanimously.**

The floor was opened to the public. There were no public comments or concerns.

MOVED by Stubbs, Seconded by McDaniel to close the public hearing. **MOTION CARRIED unanimously.**

Mr. McHalmech requested a variance to increase the square footage of an existing sign for the placement of an additional digital sign. Discussions ensued regarding the non-conformity of the

current signage and hardship is justified by the need for additional advertisement due to current economic trend. Mr. Zack (did not sign in) appealed that the proposed additional signage would not go against the spirit of the ordinance.

After, discussions, **MOVED** by Oden, Seconded b McDaniel to deny the request for a dimensional variance to allow additional signage due to the following reasons:

- The existing freestanding sign exceeds the maximum allowable sign area and is therefore non-conforming. Non-conformity cannot be expanded.
- The type, location, and size of the current sign provide adequate exposure of the business.
- There are no special circumstances associated with the signage and does not meet the intent of the Sign Ordinance per Section 155.231 of the Zoning Code.
- The proposed reader sign could be retrofitted into the current sign.

AYES: Wooten, Oden, Stubbs, Williams, Cross, and McDaniel
NAYS: None
ABSTAINS: None
ABSENT: None

MOTION CARRIED unanimously.

V. OLD BUSINESS

There was no old business.

VI. NEW BUSINESS

There was no new business.

VII. MISCELLANEOUS BUSINESS

A. Ratification of 2014 Annual Meeting Calendar

MOVED by McDaniel, Seconded by Wooten to ratify the approval of the 2014 Annual Meeting Calendar. **MOTION CARRIED unanimously.**

B. Ratification of 2013 Attendance and Activity Reports

MOVED by McDaniel, Seconded by Wooten to ratify the approval of the 2013 Attendance and Activity Reports **MOTION CARRIED unanimously.**

C. Election of Officers

Ms. Johnson presided over the election. All officer seats were vacated. Nominations were opened to the floor.

Chairman

MOVED by McDaniel, Seconded by Williams to nominate Director Wooten. There were no other nominations. Director Wooten accepted. Director Richard Wooten was declared Chairman.

Vice Chairman

MOVED by Oden, Seconded by McDaniel to nominate Director Stubbs. There were no other nominations. Director Stubbs accepted. Director Roosevelt Stubbs was declared Vice Chairman.

Secretary

MOVED by Williams, Seconded by Wooten to nominate Director McDaniel. There were no other nominations. Director McDaniel accepted. Director McDaniel was declared Secretary.

VIII. CALL TO THE PUBLIC (Non-Agenda Items)

Public in attendance: Abraham McHalmech, Bright Star; Joe Romano, 30243 Michigan Avenue; John Bingham, 30243 Michigan Avenue; and Hassan Assaf, 30243 Michigan Avenue

There were no comments expressed by the public. The Board expressed concerns of granted variances which have been in non-compliance since their appeal. Chairman Wooten will investigate.

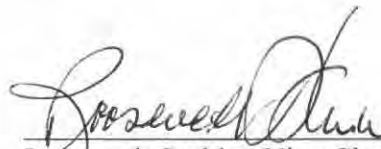
IX. ADJOURNMENT – 6:43 P.M.

MOVED by Stubbs, Seconded by McDaniel to adjourn the Inkster ZBA meeting held on February 6, 2014. **MOTION CARRIED unanimously.**

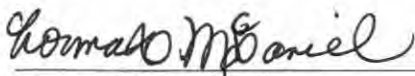
Respectfully submitted,



Richard Wooten, Chairman



Roosevelt Stubbs, Vice Chairman



Norma McDaniel, Secretary

Saidia F. Johnson, Building Department
Secretary

:sj