

**CITY OF WIXOM  
ZONING BOARD OF APPEALS MEETING  
49045 PONTIAC TRAIL  
MONDAY, APRIL 11, 2016**

Approved  
07/11/16

The meeting was called to order by Chairman Caplan of the Zoning Board of Appeals at 7:30 p.m. at which time allegiance was pledged to the American flag.

**BOARD:** Jeff Caplan (Chairman), Joe Barts, Michael Schira, Steve Winters, Peter Behrmann, Ray Konchel and Tom Marcucci  
**ABSENT:** David Berry  
**OTHERS:** Carol Maise [on behalf of Carmine Avantini] (CIB Planning) and Nancy Fisher (Recording Secretary)

**Determination of a Quorum:**

A quorum of the Zoning Board of Appeals was present for this meeting.

**Agenda:**

No additions or changes were made to the agenda.

**Approval of the March 14, 2016 Zoning Board of Appeals Meeting Minutes:**

MOTION and seconded by Boardmembers Winters and Marcucci to approve the March 14, 2016 Zoning Board of Appeals Meeting Minutes.

**VOTE:**

**MOTION CARRIED**

**Correspondence:**

City Manager's Update – March 22, 2016

**Call to the Public:**

There were no comments made by the public.

**Unfinished Business:**

There was no unfinished business listed on the agenda for this meeting.

**New Business:**

**1. PUBLIC HEARING FOR ZBA CASE #004-016: IDEMITSU, 48325 ALPHA DRIVE, WIXOM, MI 48393:** Consideration of a variance request from **Section 18.16.100**, Specific Sign Standards, to allow a second wall sign for Idemitsu on the façade facing I-96, when only one identification sign is permitted and the business is located in the Alpha Drive portion of the building. 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 been met. The property is zoned IRO, Industrial Research Office and the parcel number is 22-08-327-020.

Roy Annett, 6266 Hills Drive, Bloomfield Township, Michigan. He represents the landlord. Also present tonight is Virginia Masson, an employee of the applicant. The applicant is known as the Shell Oil of Japan and is one of the 10 largest manufacturers of lubricants. Up until this point, they have not done research and development in the United States. They did an exhaustive search of neighboring communities and settled on locating in Wixom. They are making a \$3 million investment in a 13,000 square foot space and they are hoping to get some exposure off the I-96 corridor.

Chairman Caplan questioned whether the sign is lit. The applicant said that it is. Chairman Caplan confirmed with Mr. Annett that the sign meets the Ordinance size and that he just wants an additional sign. Boardmember Winters asked about the existing signage on the building. Mr. Annett said that the building is U-shaped with a short end of the U on I-96 and a short end on Alpha Drive. It has multiple corners but not on I-96 frontage. There is a sign on the north side which was previously approved. Boardmember Behrmann confirmed with Mr. Annett that they have no office space on I-96 and that they just want a sign. Behrman asked whether Hexagon came before the ZBA for its signage. Ms. Maise said Hexagon did and the ZBA granted a variance for Hexagon in 2011 and a 2012 variance for Netech in the same building. Boardmember Behrmann inquired about the reason for the variance. Mr. Annett said in light of the applicant's investment, they want the opportunity to get exposure on the I-96 corridor. Chairman Caplan said the hardship might be for visual purposes especially since they will have a number of people coming to the lab. Boardmember Barts noted that the only buildings over there which can be identified are the ones with a sign.

Boardmember Marcucci asked who owns the property. Mr. Annett said it is owned by a subsidiary of Alidade Capital in Bloomfield Hills and they own all four buildings. The fifth building occupied by Waste Management was sold. There is no space except for the east or the west sides. He noted that Toshiba has a sign but there is no value to that. Chairman Caplan noted that the current sign is temporary. If the variance is granted, it would be gone. Mr. Annett noted that there is currently no sign and it is merely depicted on the rendering. Ms. Maise said the applicant is talking about a temporary sign for Netech. It is just temporary and that sign would come down. Chairman Caplan did not realize that was not the applicant's sign; however, as the owner, he could require that. Netech has signs on the south and the east. The Sysco banner was temporary.

Boardmember Marcucci has no problem with the applicant's request for a variance. Boardmember Winters noted that they have already set a precedent. Boardmember Behrmann does not have a problem with the sign; however, he is concerned about the lack of a reason for it. Chairman Caplan noted that the practical difficulty was not created by the applicant and the applicant does require visible exposure. Boardmember Behrmann suggested requiring the second company to remove the sign if they install the proposed sign. Ms. Maise said that the request is coming from the property owner and it controls the signage for its tenants. Boardmember Barts noted that when it is one side with nothing at the other end where the tenant is, it makes it look like they have the whole building, even though it is in the rear.

**MOTION** and second by Boardmembers Barts and Marcucci to approve ZBA CASE #004-016, Idemitsu's request for a variance request from Section 18.16.100, Specific Sign Standards, to allow a second wall sign for Idemitsu on the façade facing I-96, when only one identification sign is permitted and the business is located in the Alpha Drive portion of the building; practical difficulty being lack of visibility from I-96 to advertise its occupancy of the building to potential business customers for finding their way to the building. This variance is conditioned upon removal of the temporary sign currently on the building either prior to or at the same time as the new sign's installation. The property is located at 48325 Alpha Drive, Wixom, Michigan 48393, is zoned IRO, Industrial Research Office and the parcel number is 22-08-327-020.

**VOTE:**

**MOTION CARRIED**

- 2. STINGERS TEMPORARY USE EXTENSION:** Consideration of a request from Stingers Bar, ZBA Case #004-015, for a temporary use approval extension to use a temporary gravel parking lot to the immediate east of the Stingers Bar site for an additional one (1) year period. The property is zoned B-3, General Business District, and the parcel number is 22-08-376-037. The temporary use is being requested by Stingers Bar and is located at 49050 Grand River Avenue, Wixom, Michigan 48393.

Tracy Campbell, 3352 Donnelly, Garden City, Michigan. He is at the end stage of his site plan but still has a few things he needs to fix. He is about a week away from submitting his site plan. He will need to shut down his business for a week to 10 days. It has taken him about 9 months to put this plan together.

Chairman Caplan asked the applicant whether he feels like he can wrap this up in a year. The applicant said that he does and that he hopes it will be even sooner. Chairman Caplan asked whether he is redoing the whole lot. The applicant said Phase 1 gets some of the new lot. He is looking for a partner for the adjoining lot. He will add 40 parking spaces for Stingers. This lot will take up half of the other side. He is redoing parking for the existing lot which will get torn up and it will go deeper. Chairman Caplan asked whether the temporary lot is the whole piece or just half of it. The applicant said that is probably 50 parking spots. Boardmember Marcucci asked whether Phase 2 involves the stone base. The applicant said that is part of it. For Phase 1, it will go into half of that. Boardmember Winters asked whether all this property is owned by Stingers. The applicant said that it is and that he bought the property a year ago. Boardmember Konchel asked whether the applicant will require additional variances in the future. The applicant said that he will come back for a building next door but that would come before the Planning Commission.

**MOTION** and second by Boardmembers Winters and Marcucci to approve ZBA Case #004-015, Stingers' request for a temporary use extension to use a temporary gravel parking lot to the immediate east of the Stingers Bar site for an additional one (1) year period. The property is located at 49050 Grand River Avenue, Wixom, Michigan 48393, is zoned B-3, General Business District and the parcel number is 22-08-376-037.

**VOTE:**

**MOTION CARRIED**

**Call to the Public:**

None.

**Staff Comments:**

Ms. Maise said that she was informed by Ms. Gallo that there are currently no cases for the ZBA's May hearing so they should await further notification of that meeting's status from Ms. Gallo.

**Board Comments:**

There were no comments made by the Board.

**Adjournment:**

This meeting of the Zoning Board of Appeals was motioned and adjourned at 7:53 p.m.

Nancy Fisher  
Recording Secretary