

THE REGULAR MEETING OF THE BERKLEY CITY ZONING BOARD OF APPEALS WAS CALLED TO ORDER AT 7:00 PM, MONDAY, APRIL 11, 2022 BY CHAIR MCALPINE

The minutes from this meeting are in summary form capturing the actions taken on each agenda item. To view the meeting discussions in their entirety, this meeting is broadcasted on the city's government access channel, WBRK, every day at 9AM and 9PM. The video can also be seen on-demand on the city's YouTube channel:

<https://www.youtube.com/user/cityofberkeley>.

PRESENT: Ryan J. Gesund Kevin Wilner
Sue McAlpine Miles Uhlar
Joseph V. Krug Maria Ward
Mark Riley (Alternate)

ABSENT: Erick McDonald

ALSO, PRESENT: Megan Masson-Minock, Interim Community Development Director
Dennis Hennen, City Council Liaison

Motion by Mr. Krug to excuse the absence of Mr. McDonald and supported by Ms. Ward.

AYES: Gesund, Krug, McAlpine, Riley, Uhlar, Ward, Wilner

NAYS: NONE

ABSENT: McDonald

MOTION CARRIED

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APPROVAL OF AGENDA

Motioned to approve the agenda by Mr. Gesund and supported by Ms. Ward

AYES: Wilner, Ward, Uhlar, Riley, McAlpine, Krug, Gesund

NAYS: NONE

ABSENT: McDonald

MOTION CARRIED

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APPROVAL OF MINUTES

Motioned to approve the minutes of March 14, 2022 by Ms. Ward and supported by Mr. Wilner

AYES: McAlpine, Gesund, Krug, Riley, Uhlar, Ward, Wilner

NAYS: NONE

ABSENT: McDonald

MOTION CARRIED

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OLD BUSINESS

NONE

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NEW BUSINESS

1. **APPLICATION PBA-03-22; 28913 Woodward - Dimensional variance request to construct a roof sign for a tenant in a multi-tenant building that would increase the total area of all roof signs on the building to more than 100 square feet.**

Interim Community Development Director Masson-Minock stated that this application was brought to the Zoning Board of Appeals since the sign application was denied because it exceeds 100 square feet for all roof signs on the building. Interim Community Development Director Masson-Minock gave an overview of this site and also stated the standards of review that the Board must use to make a decision.

Board members asked Interim Community Development Director Masson-Minock specific questions on the property and the signs that are present on this property.

Petitioner

Lonnie Zimmerman
Siegal/Thomaala Associates Architects and Planners
29200 Northwestern
Southfield, MI 48034

Jay Klarchek (representing ownership)
47 West Division St.
Chicago, IL 60610

Petitioner, Mr. Zimmerman, provided content on the interpretation of the Ordinance, which brought them to the Board. Mr. Zimmerman provided additional facts about the zoning and location of the store along with comparisons of stores and businesses around it.

Owner, Mr. Klarchek stated that the owner has been successful in other locations but with the lack of signage it has resulted in sustaining a profitable business when this business serves a unique need to the community.

The Board discussed with the applicant about different sizes of what the sign could be, so it would be symmetrical with the other signs present.

Chair McAlpine opened public comment at 7:24 p.m.

PUBLIC COMMENT

James Stonehouse, 3190 Brookline - stated that he is worried about sign creep. Mr. Stonehouse also questioned if the sign is going to be above the roof or lighted in any way. Mr. Stonehouse stated his main concern was if lighting coming in from Woodward is going to go into the neighborhood, and if people looking to read this sign will cause accidents.

Interim Community Development Director Masson-Minock answered some of Mr. Stonehouse's concerns: in terms of the roofline, signs cannot be visible from the back per the Ordinance, and with illumination, light cannot creep over property lines per the Ordinance.

Chair McAlpine closed public comment at 7:27 p.m.

The Board continued discussion on square footage of the sign and what would be applicable to this location.

Co-Chair Uhlar motioned to approve the variance allowing a sign up to 40 square feet in that location based on the factors stated thus far, noting there is a practical need for a sign, the current lack of business, the relevance of history on the building. Motion Supported by Mr. Gesund.

AYES: Wilner, Ward, Uhlar, Riley, Krug, Gesund, McAlpine
NAYS: NONE
ABSENT: McDonald

MOTION CARRIED

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OTHER BUSINESS

NONE

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STAFF/BOARD MEMBER REPORT

Interim Community Development Director Masson-Minock provided the February Community Development Report to the Board, as well as, confirming with Chair McAlpine and Ms. Ward had completed three hours of ZBA training.

Mr. Gesund announced that he will be resigning from the Board at the end of his Term through June 2022. Mr. Gesund stated that his commitments to his business have progressed and wanted to give the Board an adequate amount of time to find a replacement for him.

Ms. Ward stated that the Board will miss him and that he has been an asset to the Board over the years. Chair McAlpine thanked Mr. Gesund for his service to the Board and the fact that his business is growing is a good thing.

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LIAISON REPORT

NONE

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PUBLIC COMMENT

NONE

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With no further business, the meeting was adjourned at 7:38 p.m.