

**APPROVED MINUTES OF THE
CITY OF ST. CLAIR SHORES
SIGN ARBITRATION**

Thursday, July 27, 2023

Meeting of the Sign Arbitration Board, held in the Jefferson Conference Room, located at 27600 Jefferson Ave., St. Clair Shores, Michigan.

PRESENT:

City Clerk Abrial Barrett
Councilman Frederick
City Planner Liz Koto
Veronica Black, Recording Secretary

ALSO PRESENT:

Sarah Mheisen, Bazo Construction

ABSENT:

Chairman Ketelhut, excused
City Manager Dustin Lent, excused

1. CALL TO ORDER

Councilman Frederick called the meeting to order at 9:01 a.m. Roll call was called and a quorum was present.

Motion by Barrett seconded by Frederick to excuse Chairman Ketelhut and City Manager Lent from the meeting.

Ayes: 2 – All

Absent – Chairman Ketelhut, and City Manager Lent, excused

Motion: Carried.

- A. Request from Bazo Construction on behalf of Citgo Gas Station located at 29157 Jefferson, gasoline price sign denied. Proposed gasoline price sign exceeds allowable square footage and exceeds allowable height. Area of proposed sign is 25 square feet; allowable square footage is 20 square feet. Height of proposed sign is 20 feet; allowable max height is 15 feet.**

Sarah Mheisen, Bazo Construction, present. The proposed sign is denied because it exceeds the allowable height and square footage permitted by the sign ordinance. City Planner Koto explained the sign ordinance as it relates to gas station pricing signs. The digital pricing display portion of the sign does not count towards total sign square footage. Koto reviewed the calculations, and the square footage of the proposed sign is 35 square feet; not 25 square feet.

Mheisen explained the request; the company is looking to utilize the existing sign poles to change out the Sunoco logo for the Citgo logo. Putting in new poles for the Citgo sign would increase the sign size and cost.

The Board inquired about shrinking the Citgo logo to allow the sign to meet our current Sign Ordinance. Mheisen explained that the proposed sign is the standard corporate size and shrinking the logo would need to be done via a custom request.

A discussion occurred on the height of the sign. Koto explained that an 8' clearance is required from grade to allow for visibility. The Board discussed a compromise of 18' total height for the sign rather than the requested 20'. Mheisen confirmed that the requested sign will not exceed the height that the current Sunoco sign is now.

City Planner Koto reviewed the previous Sign Arbitration requests for 29157 Jefferson. The existing Sunoco gasoline pricing sign was approved in 2016 at Sign Arbitration. Koto explained that a review of what was previously approved would be helpful to the Board when making a determination on this sign.

Motion by Barrett seconded by Frederick to approve the request from Bazo Construction on behalf of Citgo Gas Station located at 29157 Jefferson. Proposed gasoline price sign to total 18' in height from grade (8' clearance from grade to bottom of sign) and not to exceed square footage of what was previously approved for the Sunoco sign. Current square footage of sign to be verified by City Planner Koto prior to moving forward.

There shall be no other changes allowed to the existing signs, unless a formal request is submitted to the Community Development Department. Failure to comply with Sign Arbitration ruling shall result in the revocation of this variance.

Ayes: 2 – All

Absent – Chairman Ketelhut, and City Manager Lent, excused

Motion: Carried.

2. Approval of Minutes for the meeting of June 22, 2023 (emailed)

Motion by Barrett seconded by Frederick to approve the minutes of June 22, 2023 as submitted.

Ayes: 2 – All

Absent – Chairman Ketelhut, and City Manager Lent, excused

Motion: Carried.

3. Audience Participation

Chairman Ketelhut recently moved out of the City of Saint Clair Shores. A discussion occurred on what this means for the Board. Barrett explained that Chairman Ketelhut may serve on the Board until he is replaced, as to not prevent a quorum. His status on the Board should be addressed at Sub Committee.

4. Adjournment

Motion by Barrett seconded by Frederick, to adjourn the meeting at 9:25 a.m.

Ayes: 2 – All

Absent – Chairman Ketelhut, and City Manager Lent, excused

Motion: Carried.

THE PRECEDING MINUTES ARE A SYNOPSIS OF THE SIGN ARBITRATION MEETING AND DO NOT REPRESENT A VERBATIM RECORD.