

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

Thursday, August 24, 2023

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

PRESENT: Assistant Manager Mike Greene
City Clerk Abrial Barrett
Councilman Frederick
Veronica Black, Recording Secretary

ALSO PRESENT: Zahra Chehab, Dream Sign
Erjon Lika, Harper's Market

ABSENT: Chairman Ketelhut
City Planner Liz Koto, excused
City Manager Dustin Lent, excused

1. CALL TO ORDER

Assistant Manager Greene called the meeting to order at 9:03 a.m. Roll call was called and a quorum was present.

A. Request from Dream Sign Inc. on behalf of All Dental Denture and Implant Center located at 26401 Harper, addition to existing pole sign denied. Area of new Google sign combined with area of existing pole sign (80 square feet, combined) exceeds total area permitted (67.5 square feet).

Zahra Chehab from Dream Sign Inc. explained the request. She explained that decreasing the sign size will result in it being hard to see and it will not look aesthetically pleasing.

The Board stated they do not govern the content of the sign, only the placement and size. Frederick cautioned the Petitioner on having Google's approval to use the Google logo in their sign before it is installed.

Motion by Frederick seconded by Barrett *approve* the request from Dream Sign Inc. on behalf of All Dental Denture and Implant Center located at 26401 Harper, addition of new Google sign to existing pole sign exceeds total area permitted (80 square feet).

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: 3 – All
Absent – None
Motion: Carried**

B. Request from Dream Sign Inc. on behalf of All Dental Denture and Implant Center located at 26401 Harper, wall-mounted sign denied. Wall-mounted sign proposed on parking lot elevation; all wall-mounted signs shall be located on front of building only.

Zahra Chehab from Dream Sign Inc. explained the request. Having the sign on the parking lot elevation will allow traffic to see the business more clearly.

A discussion occurred on the size of the sign, and what the previous tenant (Verizon Wireless) had years ago.

Motion by Frederick seconded by Barrett to **approve** the request from Dream Sign Inc. on behalf of All Dental Denture and Implant Center located at 26401 Harper, wall-mounted sign on parking lot elevation.

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: 3 – All
Absent – None
Motion: Carried**

C. Request from Erjon Lika on behalf of Harper’s Market LLC located at 31561 Harper, wall-mounted sign denied. Proposed location on the roof of building.

Zahra Chehab from Dream Sign Inc., and Erjon Lika from Harper’s Market, explained the request.

A discussion occurred on placement for the sign. Lika explained that two other plaza tenants have roof signs. The plaza has a unique roof layout as well as a gutter along the building frontage which places significant limitations on the size of a wall-mounted sign on the Harper elevation.

Motion by Frederick seconded by Barrett to **approve** the request from Erjon Lika on behalf of Harper’s Market LLC located at 31561 Harper, wall-mounted sign on building roof.

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: 3 – All
Absent – None
Motion: Carried**

2. Approval of Minutes for the meeting of July 27, 2023 (emailed)

Motion by Frederick seconded by Barrett to **approve** the minutes of July 27, 2023 as submitted.

**Ayes: 3 – All
Absent – None
Motion: Carried**

3. Audience Participation

Barrett confirmed that – due to Chairman Ketelhut moving out of City – he is no longer a member of the Sign Arbitration Board.

Motion by Frederick seconded by Barrett to excuse City Planner Koto and City Manager Lent from the meeting and to accept Assistant Mike Greene as alternate for City Manager Lent.

**Ayes: 3 – All
Absent – None
Motion: Carried**

4. Adjournment

Motion by Greene seconded by Frederick, to adjourn the meeting at 9:13 am.

**Ayes: 3 – All
Absent – None
Motion: Carried**

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