

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

Thursday, September 28, 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 Manager Dustin Lent
Community Development Director Denise Pike
Veronica Black, Recording Secretary

ALSO PRESENT:

Assistant Manager Mike Greene
Dave Martin, Envy Auto Group
Robert Hendrix, Sharp Electric

ABSENT:

City Planner Liz Koto, excused

1. CALL TO ORDER

Councilman Frederick called the meeting to order at 9:03 a.m. Roll call was called and a quorum was present.

A. Request from Envy Auto Group located at 20709 Nine Mile Rd., wall sign denied. Wall sign does not abut a public road.

Dave Martin, Envy Auto Group, present. Martin stated that the building is orientated towards the intersection of Harper and Nine Mile Rd., and a wall-mounted sign on the east elevation would be best for visibility and would replace the need for a sign at the front elevation.

Motion by Lent seconded by Barrett approve the request from Envy Auto Group located at 20709 Nine Mile Rd., wall sign on east elevation of building (not abutting a public road). Only one wall-mounted sign to be permitted on the building.

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 Sharp Electric Co. on behalf of Fishbones Restaurant located at 23722 Jefferson Ave., free standing, electronic message board sign denied. Two pole signs cannot abut the same road, sign must be located at least 60 feet from the center line of Jefferson, sign must be located on restaurant property (currently proposed on apartment property), and sign exceeds maximum allowable square footage.

Robert Hendrix, Sharp Electric, present. Hendrix explained the request as it relates to the four requested variances. The existing Fishbones message board sign will be removed and replaced with the proposed new sign. The sign is proposed on the Shore Club Apartment property; not the Fishbones property. Hendrix explained the history between the owner of Fishbones and the owner of Shore Club. Currently, the owners are on good terms and agree to the request for Fishbones to put the sign on Shore Club's property.

A discussion occurred on the plans submitted with the sign permit, and if Fishbones would consider alternative placement in front of the restaurant with modification to their landscaping. Frederick explained that this is a unique corner.

Lent explained that, when the old sign was removed, the sign lost its legal-non conformity, now the new sign must meet the current codes.

City Manager Lent explained the Board's concern with approving a sign for one business on another's property. This goes against the sign ordinance, which prohibits the erection of a sign for a business that isn't located on property for which it is proposed. The Board questioned other alternatives, such as a sale of land or a long-term lease from Shore Club to Fishbones, but Hendrix said this would take more time and effort than they would prefer to do. Community Director Pike advised that land cannot be split to make a parcel of land non-conforming, but a long-term lease on record would be a possible alternative.

Motion by Lent seconded by Barrett to deny the request from Sharp Electric Co. on behalf of Fishbones Restaurant located at 23722 Jefferson Ave., free standing, electronic message board sign proposed. Request denied in its entirety due to proposed location on apartment property.
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 – Lent, Barrett
Nays – 1 - Frederick
Absent – None
Motion: Carried**

2. Approval of Minutes for the meeting of August 24, 2023 (emailed)

Motion by Frederick seconded by Barrett to approve the minutes of August 24, 2023 as submitted.

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

3. Audience Participation - None

4. Adjournment

Motion by Lent seconded by Barrett, to adjourn the meeting at 9:24 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.