

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

Thursday, December 16, 2021

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

PRESENT: Chairman Ketelhut
City Manager Matt Coppler
Councilman Frederick
City Clerk Mary Kotowski
City Planner Liz Koto
Veronica Black, Recording Secretary

ALSO PRESENT: Sarah Mheisen, Bazo Construction
Patrick Stiebe, Allied Signs

ABSENT:

1. CALL TO ORDER

The meeting was called to order at 9:02 a.m.

- A. Request from Allied Signs on behalf of Genesis Cadillac located at 19900 Nine Mile Rd., wall sign denied, second sign on same elevation.

Patrick Stiebe on behalf of Allied Signs. Stiebe explained that the Cadillac dealership is going through construction and renewing facias. The Saint Clair Shores sign ordinance states one wall sign per elevation. However, it is important to the Cadillac brand to have the word "certified" in the sign language rather than simply having a directional sign for service.

Motion by Coppler seconded by Kotowski to approve the request from Allied Signs on behalf of Genesis Cadillac located at 19900 Nine Mile Rd., second wall sign on same 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

Motion: Carried.

- B. Request from Atlas Acquisition LLC on behalf of Citgo Gas Station located at 22600 Harper, canopy signage (south elevation) not to exceed 25 square feet and no LED lighting along perimeter of the top of the canopy.

Sarah Mheisen from Bazo Construction for Citgo gas station. This gas station is an existing Citgo gas station looking to maintain the Citgo branding. Mheisen says that she respects our ordinances, and wants to request these approvals to improve gas sales. She stated that the LED lighting is shielded and downlighting for canopy facia.

City Planner Koto explained that any of the canopy sides that face a road would be able to have the word "Citgo", the triangle logo, and one solid color. They are requesting a variance for the two sides that do not face road, more than one color, and LED strips.

South elevation faces Elizabeth. East elevation faces a neighboring house. North elevation faces the Citgo store. West elevation faces Harper.

Mheisen explained that Citgo corporate is pushing for signage on all sides of the canopy.

Koto stated that she would not recommend signage on the canopy sides facing the residential house (east) or facing the Citgo store (north) nor would she recommend LED lighting on any elevation. Koto verified this is the first request for LED lighting on gas station canopies. Koto said she does not have issue with the Harper (west) elevation and Elizabeth (south) elevations sides having additional colors.

Ketelhut stated he supported Koto's recommendations.

Koto said Citgo could backlight the canopy on the "Citgo" wording portion rather than using LED lighting.

The Board advised Mheisen to speak with Koto about other signage solutions, such as back lighting.

Motion by Kotowski, seconded by Coppler to approve the request from Atlas Acquisition LLC on behalf of Citgo Gas Station located at 22600 Harper, canopy signage (south elevation - Elizabeth) exceeds 25 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

Motion: Carried.

Motion by Kotowski, seconded by Coppler to deny the request from Atlas Acquisition LLC on behalf of Citgo Gas Station located at 22600 Harper, canopy signage (south elevation - Elizabeth), LED lighting along perimeter of the top of the canopy.

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

Motion: Carried.

- C. Request from Atlas Acquisition LLC on behalf of Citgo Gas Station located at 22600 Harper, canopy signage (north elevation) does not abut a road, and no LED lighting along perimeter of the top of the canopy.

See discussion from "B" above.

Motion by Ketelhut, seconded by Kotowski to deny the request from Atlas Acquisition LLC on behalf of Citgo Gas Station located at 22600 Harper, canopy signage (north elevation) does not abut a road, and LED lighting along perimeter of the top of the canopy.

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

Motion: Carried.

- D. Request from Atlas Acquisition LLC on behalf of Citgo Gas Station located at 22600 Harper, canopy signage (east elevation) does not abut a road, and no LED lighting along perimeter of the top of the canopy.

See discussion from "B" above.

Motion by Kotowski, seconded by Coppler to deny the request from Atlas Acquisition LLC on behalf of Citgo Gas Station located at 22600 Harper, canopy signage (east elevation) does not abut a road.

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
Motion: Carried.

- E. Request from Atlas Acquisition LLC on behalf of Citgo Gas Station located at 22600 Harper, canopy signage (west elevation) not to exceed 25 square feet, and no LED lighting along perimeter of the top of the canopy.

See discussion from “B” above.

Motion by Kotowski, seconded by Coppler to approve the request from Atlas Acquisition LLC on behalf of Citgo Gas Station located at 22600 Harper, canopy signage (west elevation - Harper) exceeds 25 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
Motion: Carried.

Motion by Kotowski, seconded by Coppler to deny the request from Atlas Acquisition LLC on behalf of Citgo Gas Station located at 22600 Harper, canopy signage (west elevation - Harper), LED lighting along perimeter of the top of the canopy.

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
Motion: Carried.

2. Approval of Minutes for the meeting of October 28, 2021 (emailed)

Motion by Ketelhut seconded by Coppler to approve the minutes of October 28, 2021 as submitted.

Ayes: All – 3
Motion carried.

3. 2022 Meeting Dates – all in Jefferson Conference room

Motion by Kotowski seconded by Coppler to approve the meeting dates for 2022.

Ayes: All – 3
Motion carried.

4. Audience Participation - None

5. Adjournment

Motion by Kotowski, seconded by Coppler, to adjourn the meeting at 9:20 a.m.

Ayes: All – 3
Motion carried.

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