

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

Thursday, January 26, 2023

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

PRESENT:

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

ALSO PRESENT:

Assistant City Manager Michael Greene
Shana Kot, Community Development
Sarah Mheisen, Bazo Construction, on behalf of Citgo Gas Station
April Cobb, Tender Moments

ABSENT:

Chairman Ketelhut, excused

1. CALL TO ORDER

- A. Request from Bazo Construction on behalf of Citgo Gas Station located at 29157 Jefferson, gasoline canopy sign (east elevation) denied. Gasoline canopy signs shall be limited to 25 square feet; proposed sign 160 square feet.**

Sarah Mheisen, Bazo Construction, present on behalf of Citgo Gas Station.

City Planner Koto explained the requests from Citgo Gas Station (Items A, B, and C). The requests are for signs exceeding the square footage allotment and, in one case, a sign that does not abut a public road. Koto explained that the colors in the canopies are included in the sign calculations. The signs are each illuminated.

City Manager Lent discussed the request being canopy art and stated it makes the canopies look nice.

Motion by Lent seconded by Barrett to approve the request from Bazo Construction on behalf of Citgo Gas Station located at 29157 Jefferson, gasoline canopy sign (east elevation) 160 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.**

- B. Request from Bazo Construction on behalf of Citgo Gas Station located at 29157 Jefferson, gasoline canopy sign (south elevation) denied. Gasoline canopy signs shall be limited to 25 square feet; proposed sign 52 square feet.**

See discussion from item A above.

Motion by Lent seconded by Barrett to approve the request from Bazo Construction on behalf of Citgo Gas Station located at 29157 Jefferson, gasoline canopy sign (south elevation) 52 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.**

- C. Request from Bazo Construction on behalf of Citgo Gas Station located at 29157 Jefferson, gasoline canopy sign (north elevation) denied. Gasoline canopy signs shall be limited to 25 square feet; proposed sign 104 square feet and does not abut a road.**

Koto stated that the neighboring business to the north is in the way of this proposed sign. Koto does not recommend approval.

The Board advised the solid maroon color ribbon on the canopy is permissible with the proper permits but without the need for a variance. The petitioner said this is called “Eyebrow” imaging in the gas station business.

Motion by Lent seconded by Barrett to deny the request from Bazo Construction on behalf of Citgo Gas Station located at 29157 Jefferson, gasoline canopy sign (north elevation) 104 square feet and does not abut a road. In lieu of this request, the petitioner is able to have the solid maroon ribbon color and illumination on the canopy with proper permits but without the need for a variance.

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 April Cobb on behalf of Tender Moments, LLC, located at 26803 Harper, wall-mounted sign shall be located on the front of building only.**

April Cobb on behalf of Tender Moments, LLC, arrived as the case was being called.

Lent discussed the request. Most business patrons enter through the rear of the building. The applicant is looking to display the sign on the rear of the building to notify patrons on what business they are entering, as multiple businesses are in the area. This has been approved for other businesses in the past.

Friday, February 10, 2023 there will be an official ribbon cutting at the location. Koto provided her business card for additional details. Frederick thanked the petitioner for bringing her business to Saint Clair Shores.

Motion by Lent, seconded by Barrett, to approve the request from April Cobb on behalf of Tender Moments, LLC, located at 26803 Harper, wall-mounted sign on rear of 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
Motion: Carried.**

- E. Approval of Minutes for the meeting of October 27, 2022 (emailed)**

Motion by Barrett seconded by Lent to approve the minutes of October 27, 2022 as submitted.

**Ayes: All – 3
Motion carried.**

Motion by Lent seconded by Barrett to excuse Chairman Ketelhut from the meeting.

Ayes: All – 3

Motion carried.

F. Audience Participation – None

4. Adjournment

Motion by Lent seconded by Barrett, to adjourn the meeting at 9:17 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.