



Coleman A. Young Municipal Center
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Notices were mailed and published which contained the following information:

NOTICE OF HEARING
PLEASE NOTE OUR MEETINGS ARE TEMPORARILY ON ZOOM

Pursuant to the Michigan Open Meetings Act, as amended, the Planning and Development Department Signage Waiver Hearings will be held virtually using videoconferencing.

TO OWNERS AND RESIDENTS OF PROPERTY WITHIN 300 FEET OF:

8201 W. Outer Drive

You are hereby notified that a hearing will be held at

2:00 PM on Thursday, Dec. 2, 2021

The link below is for all our Zoom Meetings:

<https://cityofdetroit.zoom.us/j/2568030763>

Dial in number: +1 312 626 6799 US

Meeting ID: 256 803 0763

Any citizen, owner or resident of property (or his/her duly authorized representative) may express his/her comments, statements, or opinions concerning the proposed sign waiver either in writing to the Department, by email at signwaiver@detroitmi.gov, or virtually at this hearing.

PDD Case: SWA 2021-00172
Date: Dec. 2, 2021
Time: 2:00 PM

APPLICANT: Allen Industries/ St. Scholastica
LOCATION: 8201 W. Outer Drive

A public hearing for the Signage Waiver and Adjustments Ordinance was held on Thursday, December 2, 2021 @ 2:00pm by way of Zoom.

ADVISORY CITY DEPARTMENT REPRESENTATIVES PRESENT:

Russell Baltimore, Planning and Development – Presiding Hearing Officer
Jamie Murphy, City Planning Commission
Greg Moots, Planning and Development
Karen Gage, Planning and Development

Hearing Officer Russell Baltimore called the hearing to order.

Summary of the proposed signage: a 25 sq. ft. internally-illuminated monument sign with dynamic element.

Summary of the Waiver request, including citation and the extent to which the sign does not meet the regulation: Waive the provisions of **Section 4-4-39(c)** to permit a sign larger than the **20 sq. ft.** permitted.

I. Summary of the proposed signage: STATEMENTS FROM THE ADVISORY CITY DEPARTMENT REPRESENTATIVES:

1. BSEED Signage location inspection report;
2. CPC Zoning report.

II. ARGUMENT FOR THE SIGNAGE WAIVER OR ADJUSTMENT FROM THE APPLICANT: Applicant representative name and relationship:

[Dave Brink, Sue Sprouse, Allen Industries; Fr. Jim Lowe, St. Scholastica; and Michael Edgar, Archdiocese of Detroit](#)

Swearing in of applicant. Administering the oath:

(Hearing Officer to the Applicant) "Please raise your right hand. Do you solemnly swear (or affirm) to tell the truth, the whole truth, and nothing but the truth?"

All parties, "I do".

Based on visibility along West Outer Drive. Sue Sprouse presented drawings and diagrams illustrating a 20 sq ft sign that meets the ordinance against a 25 sq ft sign that the applicant is requesting.

III. Summary of the waiver request, including citation and the extent to which the sign does not met the regulation:

Per the provisions of **Detroit City Code Section 4-4-22**, the Planning and Development Department has completed its Sign Waiver and Adjustment Eligibility Review for the sign proposed located at 8201 W. Outer Drive for St. Scholastica Church. The location is in a Low-density commercial/institutional sign district. An internally illuminated and dynamic sign of **25 sq. ft. monument sign** measuring 6 feet in height is proposed to be constructed. A waiver is requested from the provisions of **Section 4-4-39(c)** to permit a monument sign larger than **20 sq. ft.** in area to be installed.

Applicants presented their reasons for why their petition for a waiver or adjustment satisfies all of the following:

1. Without the requested waiver or adjustment, will the sign would be subject to one or more practical difficulties that would substantially hinder the communicative potential of the sign?

[Applicant: The required size of the sign would be too small to read.](#)

2. Will the requested waiver or adjustment address all practical difficulties referenced in the first bullet, as no form of alternative signage in accordance with this chapter could effectively eliminate all such practical difficulties?

[Applicant: Yes, it would.](#)

3. Will the requested waiver or adjustment would be sufficient to effectively eliminate all practical difficulties referenced in the first bullet?

[Applicant: Yes, it would.](#)

4. Will the requested waiver or adjustment have a detrimental effect on the privacy, light, or air of the premises or neighboring premises?
Applicant: No, it would not.
Will the requested waiver or adjustment substantially affect the use or development of the subject premises or neighboring premises?
Applicant: the sign is far enough away from the neighboring premises that it would not have an effect.
5. Will the requested waiver or adjustment substantially impair, detract from, or otherwise affect the aesthetic value of the subject premises or neighboring premises?
Applicant: the sign will improve the aesthetics. It matches the architecture of the church.
6. Will the requested adjustment in any way increase the potential for distraction to, obstruct the flow of, or otherwise harm pedestrians or motor vehicles passing within view of the sign?
Applicant: the larger size of the sign would make it easier to read.
7. Is the proposed signage for the subject premises, submitted as part of the application for the waiver or adjustment, in general accord with the spirit and intent of the regulations outlined in this chapter?
Applicant: the larger sign is in line with the spirit of the regulations.

IV. PUBLIC COMMENTS:

No comments in favor.
No comments opposed.

V. STATEMENT FROM THE HEARING OFFICER:

Thank you for participation in this public hearing.
Not more than 15 business days following the public hearing for a petition, I shall issue its written decision regarding such petition. Such written decision constitutes the final administrative decision of the Planning and Development Department regarding the petition. Each such written decision shall contain the following:

For any petition that is approved, approved with conditions, or denied, notice of the opportunity to appeal the decision of the Director of the Planning and Development Department, or the Director's Designee, as authorized by **Section 4-4-23** of this Code, and the deadline by which such appeal must be made, as well as a certificate of the right to appeal in a form acceptable to the **Department of Appeals and Hearings**.

VI. ACTION OF THE HEARING OFFICER:

APPROVED

We have reviewed the applicant's proposal and find that it although it exceeds the criteria set forth in **Section 4-4-39(c)**, we find that the larger sign is needed to improve overall visibility of the sign and is in keeping with the spirit of the ordinance.

VII. APPEALS OF ADMINISTRATIVE DECISIONS

For any petition that is approved, approved with conditions, or denied, notice of the opportunity to appeal the decision of the Director of the Planning and Development Department, or the Director's Designee, as authorized by **Section 4-4-23** of the **Detroit City Code** and the deadline by which such appeal must be made, as well as a certificate of the right to appeal in a form acceptable to the **Department of Appeals and Hearings** within **30 days of receipt** of the determination letter.

You can find a copy of the certificate of right to appeal here:

<https://detroitmi.gov/sites/detroitmi.localhost/files/2020-12/DAH-right%20to%20appeal%20certificate-PDD%20sign%20waiver-ADMINISTRATIVE%20APPEAL-2020.pdf>

Sincerely,

A handwritten signature in black ink, appearing to read "Russell Baltimore", with a long horizontal line extending to the right.

Russell Baltimore
Assistant Director Design Review
Planning and Development Department

c: K. Gage
G. Moots
E. Johnson
J. Murphy