

ZONING BOARD OF APPEALS
CITY OF LIVONIA
MINUTES OF MEETING HELD TUESDAY, DECEMBER 9, 2025

A Meeting of the Zoning Board of Appeals of the City of Livonia was held on Tuesday, December 9, 2025.

MEMBERS PRESENT: Jim Baringhaus, Vice Chairman
Timothy Klisz, Secretary
Brian Meagher
Michael Testa

MEMBERS ABSENT: Gregory G. Coppola, Chairman
Lindsey Hakala
Marc Rotondo

OTHERS PRESENT: Mike Fisher, Chief Assistant City Attorney
Larry O'Neal, Building Inspector

The meeting was called to order at seven p.m. Vice Chairman Baringhaus explained the Rules of Procedure to those interested parties. Each Petitioner must give their name and address and declare hardship for appeal. Appeals of the Zoning Board's decisions are made to the Wayne County Circuit Court. The Chairman advised the audience that appeals can be filed within 21 days of the date tonight's minutes are approved. The decision of the Zoning Board shall become final within five (5) calendar days following the hearing and the applicant shall be mailed a copy of the decision. There are four decisions the Board can make: To deny, to grant, to grant as modified by the Board, or to table for further information. Each Petitioner may ask to be heard by a full seven (7) member Board. Four (4) members were present. Secretary, Timothy Klisz, then read the Agenda and Legal Notice to each appeal, and each of the Petitioners indicated their presence. None of the Petitioners asked to be rescheduled to be heard by a full Board. Appeals came up for hearing after due legal notice was given to all interested parties within 300 feet, Petitioners, and City Departments. There were several (not counted) people present in the audience.

(7:00)

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APPEAL CASE NO. 2025-09-30, 33243 Plymouth Road: an appeal was made to the Zoning Board of Appeals by Sheldon Center, LLC on behalf of Lessee Ivy Rehab, seeking to erect a wall sign resulting in a wall sign erected in excess of allowable sign area.

Sign Area

Allowed: 25 square feet
Proposed: 37.5 square feet
Excess: 12.5 square feet

This Corridor Commercial property is located on the south side of Plymouth Road (33243), between Farmington Road and Woodring Avenue, Lot. No. 134-99-0003-004, C-2, General Business, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 11.08 (3) – Sign Regulations – wall signs – maximum area.

BARINGHAUS Okay, thank you. Does the Board have any questions for the Law Department? Are there any questions for the Inspection Department? Okay, very good. Will the Petitioner come to the podium, please? Good evening.

GRENADIER How is everyone?

BARINGHAUS Great. Can you state your name and address for the record, please.

GRENADIER Josh Grenadier from Sheldon Center, LLC, 24255 West 13 Mile, Suite 220, Lincoln Park, Michigan.

BARINGHAUS Great. Thank you very much. Could you please give us an overview of your proposed project and some of the hardships that are driving this request?

GRENADIER Yes. So we have a shopping center with unusually deep depth to it, which results in long, narrow stores, and the way the ordinance is written disproportionately reduces the sign sizes for our shopping center and makes it difficult to see from Plymouth Road for the owners. So we've been for many of the neighbor signs with success. And we've... this space is actually the old Rite Aid, was divided into three stores. So this will be one of a few new addresses in the shopping center.

BARINGHAUS Is Ivy Rehab a current tenant of Sheldon Center?

GRENADIER So Ivy Rehab is. They have two different, oh, they're a large company, but they have different divisions. And the existing store, or the existing facility, is a rehab for children: mental, behavioral, and physical, and then this new tenant is for adults, and it's a traditional orthopedic physical therapy.

BARINGHAUS The location of the new address, can you kind of give us an idea where it's located, in relation to where the former Rite Aid site was, is it on that corner, or is it just a little bit in or what businesses is in between?

GRENADIER So the Rite Aid was the corner of the building at Plymouth and Farmington, and the extent of it was the Michigan Lottery. So there's 80 feet of frontage. It's going to be divided into three, and this tenant is the middle space, so the end cap and another in-line space is still available.

BARINGHAUS In terms of the sign itself, will it be located over the entry of this business, or off to the side more so? How is it located on the frontage?

GRENAIER Our shopping center has pillars every 20 feet. And this tenant's space is 25 feet wide, so it extends five feet to the right of one of the pillars. But the sign will be centered over the 20 feet pillar, and that's where the front door is.

BARINGHAUS In terms of the sign itself, can you describe some construction, illumination and hours of operation of the sign?

GRENAIER Yes, we've... ever since we renovated the shopping center about six years ago, the landlord has mandated specific signs to match the shopping center, so the entire face of the shopping center is brick, and pretty much all the signs have a black background, which we feel really was easiest to see. And so we've consistently told all the tenants that they need to be similar, so it would be a similar rectangle, black backer. With white individual letters that are illuminated, dusk to dawn.

BARINGHAUS Very good. Thank you. Any other questions from the Board?

MEAGHER I do.

BARINGHAUS Mr. Meagher.

MEAGHER Question for the Petitioner. For this type of business, this is just asking the question out of ignorance, do people come into a PT facility unscheduled, or is it all scheduled visits?

GRENAIER I'm not certain, but I'd say mostly scheduled. I don't think you just stop in. And I don't think you would just stop in and set an appointment. Well, you could probably stop in and set an appointment, but typically, I think you would get prescribed from a doctor, so then you would be looking for it for the first time you go in there.

MEAGHER So driving by, there would not really be any reason to stop in, like there would be for a Rite Aid—

GRENAIER Yeah.

MEAGHER --or Kroger's or whatever.

GRENAIER No, I wouldn't say that. I'd say that if someone was driving by and say, "You know, there's a new physical therapy place a mile out from my house. Maybe that's the one I should go to," and stop in and get some contact with them. But not as much as you know, it involves Jimmy John's purchase.

MEAGHER Okay. And then the last question. Of the 80 feet that we're talking about, there's where the Rite Aid sign used to be. And then it indents a little, and then it comes out. And then it indents a little, and then comes out. Which of those five, four or five panels are you referring to where this would be?

GRENADIER All right, so the end cap will have a sign where the existing Rite Aid sign is in the big... in the large area, and then the small area will be blank. The bigger area will be Ivy Rehab. And then the next small area will be the next tenant. So there will be a tenant in that smaller space, but it's... we've got it staggered, so that it looks good.

MEAGHER Are you representing those other companies that will be putting the signs there as well?

GRENADIER I'm the owner of the building.

MEAGHER Okay.

GRENADIER So as tenants come in, I usually represent them.

MEAGHER So I guess my question going back to the standardization of the building, which I think looks really nice, by the way, and the brick, that upkeep or new, all-brick looks really nice. The question I have is, will we be having the same conversation with another new tenant asking for a variance, so that the standardization of the signs look....

GRENADIER Yes, every new tenant that I bring in that doesn't already have a 150% variance allowed to it, which is mostly the new addresses, when I split the stores. I have come so that all the signs are the same. And I did intend to try to apply for the entire shopping center, but it just didn't happen, and to not postpone or delay the meeting, we went forward with the one sign. And next time I would come for the entire mall.

MEAGHER Cool.

GRENADIER Or for that entire building, just that one.

BARINGHAUS Any other questions? Mr. Testa.

TESTA Thank you. Question for the Petitioner. So you've been here multiple times. You've been very good at explaining things to us, and I appreciate that. I also appreciate that you come on behalf of the tenant. Sometimes we have the tenants come in so that role defers to them. In relation to your packet, what you have in the write up was very helpful. The one thing I wanted to ask was regarding the Rite Aid sign. Obviously, that's gonna go away. How does the size of the Rite Aid sign relate to the sign that you're proposing? Usually when you submit it, it looks smaller, but there aren't dimensions and I just want to confirm?

GRENADIER Well, the placard that's left, that was left behind by Rite Aid, is very large for the entire space, entire 80 feet.

TESTA Yeah.

GRENADIER The new... there is some dimensions.

BARINGHAUS 124 by forty-three?

GRENADIER Right. The Rite Aid placard is much larger than that.

TESTA Okay.

GRENADIER It is going to come down. If you look at the other signs in the shopping center, it'll be very similar to that, because typically the tenant has 20 foot of frontage, so this one has twenty-five, so it'll be a little bit larger than their [inaudible].

TESTA Okay, so it is smaller.

GRENADIER Yes.

TESTA Okay. Thank you.

BARINGHAUS Any other questions from the Board? Okay, thank you. Just have a seat for a moment. At this point do we have any audience comments regarding this project? Do we have any letters?

KLISZ We have no letters.

BARINGHAUS Okay, we have no letters. Maybe you come back to the podium and you can make a closing statement. Sorry about that.

GRENADIER Thank you for your consideration, and I appreciate all of your work and time that you guys spend on this Board.

BARINGHAUS Okay, thank you very much. That'll close the public portion of the meeting, and we'll begin the Board's comments with Mr. Meagher.

MEAGHER Yeah, I think as a tenant of the entire, or as the owner of the entire building, you've been very on top of everything. To me, the only reason that I'm okay with this variance, in this case, I'm for the variance simply because it's standardization of the entire building and the offset of where it sits on the road. So I think I can be in favor of this for the entire building, and hopefully in the future this is a one-time thing. Not every single time you had a new tenant.

BARINGHAUS Secretary Klisz.

KLISZ I agree. I think we've been consistently hearing these on this particular project. And again, consistency is what we like here. So I think it looks good, the consistency of the coloring, the sizing, even though it's a little big, but it is very far off the roadway, and now there's new buildings that take up in the parking lot. So I think it's good, and I will be in support.

BARINGHAUS Okay, thank you. Mr. Testa.

TESTA Yeah, thank you, Mr. Chair. I'm going to be in support of this. I think it's the fourth time this Petitioner has been before us for other tenants. It's in line for what I'll call standardization or uniformity across that complex. I do appreciate kind of the time you put into the package that you submit. So thank you.

BARINGHAUS Okay, thank you. I, too, will support the variance. I did see the hardship. We have a lot of experience with this property. The building is pretty fair distance from Plymouth

Road, but it's also angled as well, which creates a bit of a challenge. Recently, there was addition of three additional businesses in front of the complex as well, which provides some additional hardship or challenges regarding visibility from both Farmington and Plymouth, but I think a little larger sign will rectify that. So with that, the chair is open for a motion.

KLISZ Mr. Chair.

BARINGHAUS Secretary Klisz.

KLISZ Resolved that the variance sought in Appeal Case No. 2025-09-30, filed by Sheldon Center, LLC, be granted for the following reasons and findings of fact: the uniqueness requirement is met because of the size of the unit and its relation to Plymouth Road and the fact that it's on an angle to the street. Denial of the variance would have severe consequences for the Petitioner, because the new tenant sign would not be consistent with other existing tenant signs. The variance is fair in light of its effect on neighboring properties. In the spirit of the Zoning Ordinance, due to no neighbor opposition. This property is classified as C-2, General Business, under the Master Plan, and the proposed ordinance is not inconsistent with that classification. Further, that the variance be granted with the following conditions: that the sign be built as presented as to materials and location.

TESTA Support.

BARINGHAUS Support? Motion by Secretary Klisz. Support by Mr. Testa. Is there any discussion?

MEAGHER Can I have one—

BARINGHAUS Mr. Meagher.

MEAGHER One additional potential variance is that it's consistent with the elimination of the other signs on the building,

BARINGHAUS Secretary Klisz?

KLISZ That's... isn't that as presented? Because it's presented to be lit up.

BARINGHAUS As presented. It's illuminated.

MEAGHER Right. During the same hours as the other facilities, though? It's just verbiage from past variances that we've given to other signs on the building, just so that one's not lit at another time.

BARINGHAUS Yeah, could you come forward, please? We just need some clarification on the hours of operation for the signage. [Inaudible]

GRENADIER We, as a policy, go with photocells on all the signs, so it's dusk to dawn. We don't have any timers to lose time or get jumbled, and sirens on in the middle of the day. So all the signs are usually on at night. The [inaudible] is 24 hours. The light staff.

KLISZ We'll add a condition of lighting from dusk till dawn.

BARINGHAUS Are there any other questions for the Petitioner? Okay, thank you very much. I appreciate it. Any other comments from the Board? Secretary Klisz, will you please take a vote?

On a motion by Klisz, supported by Testa, the variance was granted.

RESOLVED: APPEAL CASE NO. 2025-09-30, 33243 Plymouth Road: an appeal was made to the Zoning Board of Appeals by Sheldon Center, LLC on behalf of Lessee Ivy Rehab, seeking to erect a wall sign resulting in a wall sign erected in excess of allowable sign area.

Sign Area

Allowed: 25 square feet
Proposed: 37.5 square feet
Excess: 12.5 square feet

This Corridor Commercial property is located on the south side of Plymouth Road (33243), between Farmington Road and Woodring Avenue, Lot. No. 134-99-0003-004, C-2, General Business, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 11.08 (3) – Sign Regulations – wall signs – maximum area.

be granted for the following reasons and findings of fact:

1. The uniqueness requirement is met because of the size of the unit, its relation to Plymouth Road, and the fact that it is on an angle,
2. Denial of the variance would have severe consequences for the Petitioner because the new tenant’s sign would not be consistent with other existing tenant signs,
3. The variance is fair in light of its effect on neighboring properties and in the spirit of the zoning ordinance due to no neighbor opposition,
4. The property itself is classified as Corridor Commercial under the Master Plan, and the proposed variance is not inconsistent with that classification.

Further, that the variance **be granted** with the following conditions:

1. The sign will be built as presented as to materials and location, and
2. Lighting from dusk to dawn.

ROLL CALL VOTE

AYES: Klisz, Testa, Meagher, Baringhaus

NAYS: None

ABSENT: Coppola, Hakala, Rotondo

PASS/FAIL/TABLED: PASS: PASS

KLISZ Sure. Mr. Meagher.

MEAGHER Aye.

KLISZ Mr. Testa.

TESTA Aye.

KLISZ Secretary Klisz votes aye. Chairman Baringhaus.

BARINGHAUS Aye.

KLISZ Passes four to zero.

BARINGHAUS Okay, congratulations. Your variance is passed. Follow up with the Inspection Department, if you have any questions. Thank you.

GRENADEIR Thank you.

BARINGHAUS Secretary Klisz, will you call the next case, please.

APPEAL CASE NO. 2025-10-32, 15645 Farmington: an appeal was made to the Zoning Board of Appeals by Laith Jacob, L F L 334 LLC on behalf of Lessee Faith Internal Medicine, seeking to replace an existing non-conforming ground sign resulting in a ground sign in excess height, the addition of an electronic message center (EMC) to a non-conforming sign, and the replacement of a non-conforming sign with another non-conforming sign in violation of the City's ordinance requiring the expeditious removal of non-conforming signs.

Maximum Height

Allowed: 6 feet

Proposed: 8 feet

Excess: 2 feet

This Corridor Commercial property is located on the west side of Farmington (15645), between Rayburn and Roycroft, Lot. No. 064-01-0236-000, C-1, Local Business, rejected by the Inspection Department under Livonia Zoning Ordinance, Sections 11.08 (2) – Sign Regulations & 11.15 (2) A – Existing non-conforming signs.

BARINGHAUS Okay. Thank you. Does the Board have any questions for the Law Department? Any questions for the Inspection Department?

TESTA I do.

BARINGHAUS Yeah, Mr. Testa.

TESTA Mr. O'Neal, the sign that's currently there. Do they have a variance to allow it?

O'NEAL So when I went over there, I do not believe so. I think it was the last thing we had, was back from '81 I believe. No, 2002 I believe it was, and they had a previous sign, I believe, from '81 and then this one just was in there. So, no, I don't believe so.

TESTA Okay. It's been there for years, I'm looking at Google Maps, it's changed color. It's been there since at least '07. Okay.

O'NEAL Yeah.

BARINGHAUS I have a question as well. Is the building signage considered when the monument sign is evaluated, or are both of those independent of one another?

O'NEAL I think they're independent of one another, because one is on the square footage of the building, and then the other one's a monument out by the road, and then there's setbacks and everything.

BARINGHAUS Okay, very good. Thank you. Any other questions? Okay. Thank you. Will the Petitioner come forward, please? Good evening.

ZACKS Good evening. Michael Zacks. My address is 20720 Northhome Street, Southfield, Michigan, representing Faith Medical Center in this presentation.

BARINGHAUS Okay, thank you. Can you give us a description and also describe the hardship, the business's experience with the current signage?

ZACKS I sure will. I wanted to pass out a photo that we have which helps if it's not in your packet. So what you see in the photograph is a standard pickup truck. [Inaudible] facing away from the existing sign. You can see it pretty much blocks it. You can envision a van would certainly obscure the whole sign. [Inaudible] We think the proposed sign is esthetically pleasing. It resolves the issue and allows the owner to promote the urgent care with the LED section sign that's 36 by 60 and four other businesses that are owned and operated by the same owner of that building. It is a standalone building. We think the appeal doesn't violate the spirit of the ordinance, and although there's an existing non-conforming sign, this sign would replace that, use the same base, put in the same place. It has the proper setbacks. If you have any questions about the signage, I'd be happy to try to answer them.

BARINGHAUS Yeah, for my clarification, you're the sign contractor?

ZACKS Correct. For the current signs, yes.

BARINGHAUS The current sign is not compliant with city ordinances, and you're proposing replacing with a sign that's not compliant with the ordinances. Why is that?

ZACKS Well, we needed the addition of the digital sign to promote the businesses. As you can see in the picture there, the current sign is 96 inches high, and that pickup truck blocks almost the entire sign, so brought down to six feet, as you can imagine, you wouldn't even see the sign.

BARINGHAUS And in terms of the parking lot, can you describe the entrances?

ZACKS There's two entrances to the property. I think there's 16 spaces there.

BARINGHAUS I'm sorry, two entrances.

ZACKS Two entrances, yes.

BARINGHAUS Okay, I saw the one off Rayburn. Where's the other one? I see, on Farmington, right?

ZACKS Yes.

BARINGHAUS Okay. Question of the Inspection Department. I noticed two directional signs on the property. Again, that's independent of this monument sign. I guess I'm kind of questioning, it's like we have building signs, and then I didn't see these two other directional signs mentioned in the case.

O'NEAL No.

BARINGHAUS I don't know if they're relevant or not.

O'NEAL That's a good question. I didn't even notice them when I went there.

BARINGHAUS Okay.

O'NEAL They're out at the entrance?

BARINGHAUS They're out by the entrance, the Rayburn entrance.

O'NEAL The Rayburn entrance. Okay.

BARINGHAUS Yeah. One is like... it says "No Outlet," and I don't recall what the second one is.

O'NEAL Yeah. Typically those would account in their signage, yeah, or out by the road.

BARINGHAUS [Inaudible] was the other sign. Thank you, Mr. [inaudible].

O'NEAL Yeah. I didn't even notice them myself. I was too busy trying to check out those.

BARINGHAUS On the other side. Sure. Okay. What was the Petitioner plant? What messages will the Petitioner advertise on the electronic message center? What's their plans for that?

ZACKS Sure, maybe relative to the urgent care business for inoculations and sports physicals, things of that nature. And the owner has, of course, offered to have community-type messages, Amber Alerts and those kinds of things. If the City was interested in doing that. He also would abide by whatever the ordinance allows for the change of message.

BARINGHAUS Okay, thank you. Any other questions [inaudible]?

TESTA Mr. Chair.

BARINGHAUS Mr. Testa.

TESTA A follow-up on the same question you had regarding entrances, I only see one. I don't see one on Farmington. So maybe question for the Petitioner, are you sure there's two entrances?

ZACKS It looks like just one sign on the Rayburn side.

TESTA Yeah, there's the Rayburn entrance. And I don't see a[n] entrance on Farmington, so there'll be one.

ZACKS Yes, one.

TESTA Okay. So regarding the photograph that you gave us.

ZACKS Yes.

TESTA This is headed north on Farmington. A truck or van would block your sign.

ZACKS Pretty much obscure the sign.

TESTA What I did notice through Google Maps, looking over time, is that there used to be a lot of trees on the Farmington frontage. All those trees are gone. So where I'm going with this is, the sign that's on your building that mentions urgent care and Faith... Faith Internal Medicine, is clearly visible from the street. There's nothing obscuring it. So if someone can't fully see this monument sign coming northbound, they would see the building first that has [inaudible]. So maybe I'm not understanding the hardship on why a potential vehicle blocking your sign, at least from the northbound traffic, would have a problem.

ZACKS Yeah, I understand what you're saying. Of course, southbound is a different story.

TESTA Yes, but the truck wouldn't block the southbound traffic. That sign would be fully visible. There used to be a tree there that kind of obscured it, but that tree is... I think cut down in 2023. You could come down in size on your sign, be in compliance, and then maybe you wouldn't need a variance. Number one, it's very hard to get a message board with a non-conforming sign.

ZACKS Sure. We did discuss the possibility of downsizing. And then, of course, we would not need a variance.

TESTA Okay. All right. Thank you, Mr. Chair.

BARINGHAUS Thank you. Any other questions? You mentioned redesigning the sign. I noticed that a lot of signs in the area of his business have monument signs, but they're lower to the ground, but wider, with basically the name of the business on the sign, which make them very visible from Farmington. Have you looked at that type of signage?

ZACKS Yes.

BARINGHAUS Design with....

ZACKS We have an alternative version. There would not need the variance downsized.another six feet.

BARINGHAUS Okay. In terms-- What are the hours of operation of the business?

ZACKS The urgent care [inaudible].

BARINGHAUS And then to kind of follow on Mr. Meagher's question, what are the plans for illuminating the sign?

ZACKS We would illuminate the sign only during the business hours.

BARINGHAUS Okay, [inaudible]. Okay, thank you. Any other questions at this point?

TESTA Mr. Chair.

BARINGHAUS Yes, Mr. Testa.

TESTA I have a question for the Petitioner. Yeah, again, thank you for the photograph here.

ZACKS Yes.

TESTA I mean, I want to say I totally get the truck would block it. The sign is set back kind of far from Farmington.

ZACKS About 45 feet.

TESTA Right. So wouldn't it be maybe in your best interest to move it closer to Farmington, overall visibility, but also would prevent [inaudible].

ZACKS There's, I think you could move up possibly another four or five feet. Not sure that that helps.

TESTA It helps in the pickup truck case.

ZACKS Right. Of course, if there was a van there, it would be much worse.

TESTA Yeah, it would get you close. Yeah, yeah, that might be a better path for you guys. In my opinion, [inaudible]. If you wanted to come back or relocate your proposal. You don't need a variance if you reposition this, you don't need the extra height to prevent being blocked from a vehicle, and maybe everyone wins here.

ZACKS Sure.

MEAGHER Mr. Chair. Question.

BARINGHAUS Yes, Mr. Meagher.

MEAGHER To follow up on that, looking at the plans, is the intention to save money by using the existing frame of where the sign is right...?

ZACKS No, we thought it's because it consistent with the setback that's there. We wouldn't need any other variance as far as the setback.

MEAGHER Okay. So would it be possible to go down that road with what Mr. Testa was saying?

ZACKS It's a possibility. We have some alternatives that have been suggested to us.

BARINGHAUS Okay, thank you. Any other questions? Okay, seeing none. Are there any comments from the audience this evening? You can just have a seat for the moment. Your name, if I can have your name and address, please.

KARASINSKI Gerald Karasinski, 19488 Bainbridge in Livonia. The only comment I have is I looked at that picture on my phone and saw that maybe they don't need to use that parking space where the truck sits, because there seems to be sufficient parking, or the word ample parking from the old days, for that business. That's it. Thank you.

BARINGHAUS Okay. Thank you very much. Any other audience comments? Secretary Klisz, any letters?

KLISZ Yes, we have two letters. Letter of rejection. Brian Bussa, 15662 Surrey Street, (letter of objection was read). And another letter of objection from John Colasanti, 15737 Farmington, (letter of objection was read). These are the letters.

BARINGHAUS Okay, thank you. Mr. Zacks, if you'd like to make a closing statement.

ZACKS Yes, I want to thank the Board for allowing us to present the case. Once again, in our opinion, the sign is esthetically pleasing as those kinds of signs can be. We don't believe that it violates the spirit of the ordinance. Thank you.

BARINGHAUS Okay. Thank you very much. At this point, we'll close the public portion of the meeting, and we'll begin the Board's comments with Mr. Testa.

TESTA Thank you, Mr. Chair. I cannot be in support of this variance as presented. I think there are other options. I think relocating the sign closer to Farmington will help with being blocked by any vehicle. I also have concern with giving an electronic message board to a non-conforming sign. I don't think we... maybe we've done that once in the time I've been on the Board, but generally we have been very stringent on those, that if we're going to approve a message board, it needs to be on a conforming sign. I would be open to a table here tonight to allow the Petitioner to rethink their plans, and if there is something that does require a variance on a different level, allow them to come back without having to repay the fee, but I can't. I cannot be in support of it tonight as presented.

BARINGHAUS Okay, thank you. Mr. Meagher.

MEAGHER I think very similar to the sentiments Mr. Testa had. I think that the need for the sign is there. Having it be bigger in the location doesn't make sense. And I would also be open to tabling it to present a different option in the future. Obviously, with it being an urgent care and all the facilities that are listed in the proposal, I think it's important to have that. I just would want to make sure that it's of value in the way that it could be proposed, where it does conform. Sorry, I think I'd be in favor of the table, but not in support of the variation right now.

BARINGHAUS Okay, thank you. Secretary Klisz.

KLISZ I agree. I think a tabling here would be in order. One, even if the Petitioner comes back, at least they could have a full Board, maybe have a better shot at their request. But in the meantime, we are very consistent about not allowing electronic message boards under these circumstances where it is a[n] already non-conforming sign, and we have neighbor objection, so I think the Petitioner should rethink it. Maybe they don't need the exemption at all, and they can just put up a conforming sign. But a worst-case scenario, if they want to bring back something, they would have another option, obviously, listening to the comments that we're making tonight. So I'll be in support of the table.

BARINGHAUS Okay, thank you. I agree with my colleagues. I'd be in support of a tabling motion at this point. I'm not really... I have some concerns about the sign. The hardship that was stated by the Petitioner in the application stated that well, there's a 45-mile-an-hour speed limit on Farmington. Well, everybody goes forty-five. That's every business has that consideration. It's not particular to that one piece of property where it's located. The signage in that area of the City is very well organized, and a lot of dependence on monument signs. You really don't see electronic message centers in that area. There doesn't seem to be neighbor support for it. And in addition to that, I have some concerns about putting an electronic message center next to the Coventry Gardens neighborhood. I think that neighborhood has historical significance, and I think that the field, that area, should be preserved, and I think that message center would disrupt it. I think the Petitioner should use a tabling as an opportunity to revisit their sign plans, go with a conforming sign so they don't need the variance. I do agree. I think they do need to upgrade that monument sign from its current state, but I don't think this plan quite fits what the community would need and support. So with that, the chair is open for a motion.

TESTA Mr. Chair.

BARINGHAUS Mr. Testa.

TESTA Move to table Appeal Case No. 2025-10-32 to allow the Petitioner to reconsider their plans and perhaps bring a new proposal back to a future meeting.

BARINGHAUS Okay, thank you. Is there support?

MEAGHER Support.

BARINGHAUS Support by Mr. Meagher. Discussion? Secretary Klisz, will you please take a vote?

On a motion by Testa, supported by Meagher, the variance was tabled.

RESOLVED: APPEAL CASE NO. 2025-10-32, 15645 Farmington: an appeal was made to the Zoning Board of Appeals by Laith Jacob, L F L 334 LLC on behalf of Lessee Faith Internal Medicine, seeking to replace an existing non-conforming ground sign resulting in a ground sign in excess height, the addition of an electronic message center (EMC) to a non-conforming sign, and the replacement of a non-conforming sign with another non-conforming sign in violation of the City's ordinance requiring the expeditious removal of non-conforming signs.

Maximum Height

Allowed: 6 feet

Proposed: 8 feet

Excess: 2 feet

This Corridor Commercial property is located on the west side of Farmington (15645), between Rayburn and Roycroft, Lot. No. 064-01-0236-000, C-1, Local Business, rejected by the Inspection Department under Livonia Zoning Ordinance, Sections 11.08 (2) – Sign Regulations & 11.15 (2) A – Existing non-conforming signs,

be tabled to allow the Petitioner to reconsider their plans and perhaps bring a new proposal back to a future meeting.

ROLL CALL VOTE

AYES: Testa, Meagher, Klisz, Baringhaus

NAYS: None

ABSENT: Coppola, Hakala, Rotondo

PASS/FAIL/TABLED: PASS: TABLED

KLISZ Yes. Mr. Meagher.

MEAGHER This is to table it?

KLISZ Yes.

MEAGHER Aye.

KLISZ Mr. Testa.

TESTA Aye.

KLISZ Secretary Klisz votes aye. Chairman Baringhaus.

BARINGHAUS Aye.

KLISZ Passes four to zero.

BARINGHAUS Okay, thank you. Your petition has been tabled. Come on to the podium, please.

ZACKS Yes, thank you for that consideration. We will go back, consider some alternatives and present to the Board or go back with a conforming sign that will not be non-conforming.

BARINGHAUS Very good. You heard the recommendations from the Board. And again, if you want to get back to us, the next it would be at the February 10 meeting.

ZACKS Sure.

BARINGHAUS Just contact the Inspection Department or City Council office and you'd have to get on the docket by January twelfth.

ZACKS Perfect. Thank you.

BARINGHAUS Okay, well, thank you very much. Secretary Klisz, will you call the next case?

APPEAL CASE NO. 2025-10-33, 36700 Five Mile: an appeal was made to the Zoning Board of Appeals by Muhammad Tayab, seeking to erect a package of signs resulting in an excess number of wall signs and total sign area and a monument sign with excessive total monument sign area including the electronic message center, in addition to having an electronic message center while all the proposed signage on site is not fully compliant with the zoning ordinance.

Total Number of Wall Signs

Allowed: 2
Proposed: 4
Excess: 2

Total Wall Sign Area

Allowed: 114 sq. ft.
Proposed: 176.19 sq. ft.
Excess: 62.19 sq. ft.

Total Monument Sign Area

Allowed: 30 sq. ft.
Proposed: 38 sq. ft.
Excess: 8 sq. ft.

This Corridor Commercial property is located on the north side of Five Mile (36700), between Levan and Williams, Lot. No. 067-01-0110-006, C-1, Local Business, rejected by the Inspection Department under Livonia Zoning Ordinance, Sections 11.08 (2) District Sign Regulations & 11.10 (2) Illumination Standards.

BARINGHAUS Thank you. Any questions for the Law Department or any questions from the Inspection Department for the Board? Okay, very good. Will the Petitioner come forward, please? Good evening. How are you?

CHEHAB Good, how are you?

BARINGHAUS Good, good. Can I have your name and address, please?

CHEHAB My name is Zahra Chehab on behalf of Mohammad Tayab. My address is 9096 Florence Street, Livonia.

BARINGHAUS Okay, very good. Can you give us a description of your project?

CHEHAB Okay, we allowed for two wall signs, and he's asking for four. First building is very, very far from the street. You can really, you can see it, and there's a drive-through. It's in front of the building. And they really need a sign to be there, because it's kind of covering half of the building, and also it's like more to the street, so the sign will show more there than the actual building. And for the ground sign, I was told that was the allowable square footage. So I did what they told me, because I came to the Building Department, and we talked about it, and that's the size they had told me we are allowed, but then I got a call back a couple days later that it wasn't the right size, and they told me to just add it to the variance so I can.... And for the electric message, you usually can't really control that. They come in standard sizes. So if you want to go a little smaller, is going to be way smaller. Let's say now it's three by eight. And then if I want to go down, it's going to be two by eight, let's say. So... and the sign was there already. It was bigger than that. It was six by ten. The one before, the one they removed it for the bank. It was like six by ten.

BARINGHAUS Can you... now this is the former Comerica Bank building that was on Five Mile?

CHEHAB Yes.

BARINGHAUS Okay. Can you identify the locations and four wall signs for us?

CHEHAB Well, there's a high part, like a....

BARINGHAUS [Inaudible] a tall structure?

CHEHAB Yeah.

BARINGHAUS Okay, very good.

CHEHAB So they want one on each side with the name and logo, "Urgent Care" and the logo, not that big.

BARINGHAUS Now, when you say each side, what sides are you talking about?

CHEHAB Well, it's... it's like—

BARINGHAUS The one's on the—

CHEHAB This, this side, one from the Five Mile, on the other side....

BARINGHAUS [Inaudible] outside. Okay.

CHEHAB Yeah, and then the other side is... there's no street from the other side. It was just a parking lot and other buildings.

BARINGHAUS But that, the second sign would be "Urgent Care," "Walk-in Clinic?"

CHEHAB Yes.

BARINGHAUS That's number two.

CHEHAB That's on the same file by the wall.

BARINGHAUS Yeah. And then the third one is over....

CHEHAB The third one is on. There's, they have a driveway through.

BARINGHAUS A drive-through?

CHEHAB Yeah. It's not attached to the building. It's in the middle of the parking lot, kind of closer to the Five Mile Road. So that would be like, better than the building. If I, if you want to deny one, I would rather have the one on the drive-through, not the building. If we can get them all, that would be great.

BARINGHAUS You mentioned the drive-through areas. Naturally, this was a bank, and it had an ATM drive-through as well as a vehicle drive-through area. What are your plans for that? Are you...?

CHEHAB Nothing. It's just standing there for nothing.

BARINGHAUS Okay, great. Now you mentioned your urgent care. What kind of services are you going to be providing?

CHEHAB So, urgent care. I mean, just walk into anybody that can walk in there and get checked, per se. And sometimes they have appointments too, but mostly walk-in people.

BARINGHAUS Okay, so your total package is four wall signs. Then you want the monument sign with the electronic message center.

CHEHAB Yes, the event already had three signs there, the four on the building and then the one on the ground sign.

BARINGHAUS What type of advertising are you proposing for the message center?

CHEHAB Probably flu shot, sport, physical, stuff like that.

BARINGHAUS Services, okay.

CHEHAB Yeah, services that we do.

BARINGHAUS Okay. Thank you. Any other questions from the Board?

TESTA Mr. Chair?

BARINGHAUS Mr. Testa.

TESTA Question for the Petitioner. So the proposal is four signs, two on the building and two on the drive-through.

CHEHAB No, three on the building, one on the drive-through.

TESTA Okay, sorry about that. What? What's the purpose of the sign on the drive-through?

CHEHAB Because it's kind of covering the building and it's closer to the street. People can see it more, because the building very hard, so at least, like 100 or more from the street, 100 feet.

TESTA Yep, I agree, the building's set back a little bit. You're also getting a monument sign, or proposing a monument sign.

CHEHAB Sorry, but even the monument sign is covered by that tree because I drove there and I really can't see it that much.

TESTA Yeah, those trees are on... I'm looking at Google Maps on the property side, not the... not between the sidewalk and the street. So couldn't you guys trim those trees up to improve the visibility?

CHEHAB If the City let them, they will probably do that.

TESTA Yeah, it's their trees. They should be able to trim them. They're not...

CHEHAB They can?

TESTA They're not City trees.

CHEHAB But it's like not that trimming from up. It's the whole thing in front of it.

TESTA Yeah. Well, what I'm saying is, all the trees are on your property, the Petitioner's property.

CHEHAB Oh, they could cut it down if they want?

TESTA It's not the City portion.

CHEHAB Okay, okay, I'll let them know that.

TESTA Why not take down the drive-through? The drive-through isn't part of your business. Sorry, I know you're just the sign person.

CHEHAB Yes.

TESTA It's not part of the urgent care. Why not, if he's the owner, tear that drive-through down. It doesn't have any business function or need, and if it's blocking the signage on the building, I'd rather have him get rid of that drive-through.

CHEHAB But that's the thing. He wants it because it's closer to the Five Mile Road. It's not that far. The building is very, very far. You really can't see it.

TESTA Okay.

CHEHAB So if that's the case, we can take... get rid of the one on the building, the "Urgent Care Walk-In," reconnect it, and then get the one on the drive-through if we can't have them both.

TESTA And Comerica had two on the building and a monument sign.

CHEHAB Yes.

TESTA That served them well for years.

CHEHAB I'm not sure if they had one on the drive-through.

TESTA They did not.

CHEHAB I didn't see on the Google. I couldn't see it. Yeah.

TESTA Why do you think you need more signage than Comerica had?

CHEHAB I mean, the bank, no matter what, if you have business with them, you're gonna go there. You're, you know, not like urgent care. Or you could, if you're driving, you can see it. And, you know, come to it.

TESTA There's an urgent care just east of you, sorry, east of the Petitioner. It has signs on the building and then a monument sign. It doesn't have a drive-through to put a sign on. I guess, if they can get by with just two signs on the building and a monument sign, why can't you guys?

CHEHAB I mean, that's what the owner wants, probably because he thinks they can't see the building is too far, way too far from the street.

TESTA Okay. Thank you.

BARINGHAUS Any other questions from the Board? Okay, thank you. Just had to see. Are there any audience comments regarding this project? Please step to the podium.

BARRERA Good evening. Mark Barrera, 15353 William Street.

BARINGHAUS I'm sorry, could you pronounce your name again?

BARRERA Mark Barrera, B-A-R-R-E-R-A.

BARINGHAUS Thank you.

BARRERA I just have a concern. The major one is, sounds like they want to put a third wall sign on the... it would be the... was that the west side of the building? Currently the one, there's one facing Farmington, and there's one on the east side. I live on Williams Street. The hours that that sign is going to be illuminated, that tower is pretty high. My subdivision isn't lighted at night. Am I going to get glare from that? Those signs down.

BARINGHAUS And that's the highest sign....

BARRERA On the... yes. Right.

BARINGHAUS On the tower. On the structure.

BARRERA Correct.

BARINGHAUS Okay.

BARRERA Currently there is a sign there for Comerica Bank, or there was a second one on that side. So.

BARINGHAUS Okay.

BARRERA Thank you.

BARINGHAUS Thank you. Are there any other audience comments? Yes. Please step to the podium.

ORLEMAN Good evening. Marc Orleman, 36717 Roycroft. This Comerica Bank is directly behind me, so I am the commercial wall. I've been noticing a lot of urgent cares popping up. I didn't know I was moving into a medical corner. We now have the rehab center. We have the gynecology, and then the dental. The line, the signs, I don't know the business hours. I don't know if anyone asked how long they're gonna be illuminated, but as my neighbor stated, it's a pretty dark street. Driving by every day for the last 12 years. It's not that far back from the road. Yes, everyone knew it was Comerica. Maybe that's why they're gone. I just think that Livonia has gone smoke shop, chicken, and medical buildings. I own a business in Livonia. Boy, did I have to fight for my little sign, and I didn't win. And every sign, I'm at Five and Middlebelt, at A and K, right on the corner, every sign eats mine alive. But there's no residents by it. We are residents. He's going to get shined. My neighbors here, I just don't think we need four signs. I have one. Had to fight for my life for it. Four? Overkill. Thank you.

BARINGHAUS Okay, thank you. Any other audience? Come up to the podium, sir, thank you. Evening.

BOSMAN Good evening. My name is Brian Bosman. I lived at 15322 Williams, probably the closest to this structure of anybody. It's in, virtually in my backyard. I can almost touch that drive-through, reaching over my property. I like to point out that unlike other businesses, this property is surrounded on 50% of its sides, the west side and the north side by residences. It's all homes. And these, first of all, I wonder why they would want to even keep that drive-through. Doesn't seem like something that an urgent care would need, other than the sign on it. So looking at Comerica, what they had there was pretty obvious. That was Comerica. I think what they have there now is adequate. I don't like to see any other clutter in signs that no doubt would be lit up all night and shining virtually right into my windows. Thank you.

BARINGHAUS Thank you. Are there any other audience comments?

BARROWCLIFF I just give you my name? My name is Darren.

BARINGHAUS Can you just wait until you get to the—

BARROWCLIFF Oh, I'm sorry. My name is Darren Barrowcliff at 15396 Williams and I would just reiterate what the last gentleman just said. I'm on the corner of Williams, so I wouldn't be as affected as he would, but I can see where it'd be an issue with the gentleman, the two gentlemen that came up previously. I just think four signs is overkill, as they mentioned. I think it's very visible on the top of that building of what that is going to be. And that sign up front, I think it's enough, so we'd like to keep our neighborhood quiet. It's what we love about Livonia. So thank you for your time.

BARINGHAUS Okay, thank you. Any other audience comments? Could we have the Petitioner come back to the podium, please. We have some additional questions. We heard the audience comments, there were questions about the hours that the signs will be illuminated, and then also the hours of operation in the urgent care itself, if you could.

CHEHAB Usually from 8am to 8pm is the operation, hours of operation, and then the sign, it's probably going to be when it gets dark till the morning, when it... we put photo cell

on it usually. So it turns on by itself when it gets dark, and then turns off by itself when it's morning time. So probably all night it's going to be on. And for the digital sign, it's probably going to be on 24/7 unless you want us to turn that off at a certain time. They can do that too.

BARINGHAUS And all sides will be illuminated? Or will there be some signage that's not illuminated?

CHEHAB They're all illuminated.

BARINGHAUS So 100% illuminated.

CHEHAB Yes, with the front and back lit. So I want to be clear how it's going to be.

BARINGHAUS Can you explain the reason for the backlighting? I mean, I can understand the Five Mile signage being needed, but the signage on the other sides?

CHEHAB This guy has many, many urgent care and that's all how he does his signage, and that's how everybody does it now. I mean, no reason for it, to be honest. It just shows more with the light behind it, no other reason.

BARINGHAUS How many urgent cares does he operate?

CHEHAB Roughly about fifteen. But each one is like a different city.

BARINGHAUS Sure.

CHEHAB Yeah.

BARINGHAUS Any other questions for the Petitioner?

TESTA Mr. Chair?

BARINGHAUS Yes, Mr. Testa.

TESTA Sorry, I think it's actually a question for Inspection. Mr. O'Neal, if they eliminate one of the sign, wall signs, maybe two, that would get them definitely two would get them down below the total square footage. They wouldn't need a variance at all, right? And they'd be able to do the EMC without a variance as well. So eliminate two signs. They're not over on the number of signs?

O'NEAL Right.

TESTA Get them down on the square footage area as well.

O'NEAL Like you were saying, like getting rid of the ones on the ATM area?

TESTA Yeah.

O'NEAL Yeah, yes. I would agree with that.

TESTA Just be able to do the electronic message board without any variance.

O'NEAL I would. Yeah.

TESTA Okay.

KLISZ [Inaudible] smaller. This is eight over. Eight feet over.

TESTA Oh, that's not total... yeah, you're right.

KLISZ It's too big. It's still too big. But, if they brought it down to thirty, and....

BARINGHAUS Are there any other questions for Petitioner at this point? You can have a seat, please. Thank you. Secretary Klisz, do we have any letters?

KLISZ Yes, we have quite a few. The first one was from Mr. Bosman, who spoke so I won't read his letter. Next one is from Todd Bartling, 15406 Fitzgerald Street, (Letter of opposition was read). Letter from Pamela Caraher, 36731 Kingsbury Street, (Letter of objection was read). A letter of objection from Christopher Price, 36702 Roycroft, (Letter of objection was read). Letter from Nicholas Hawthorne, 15337 Williams Street, (Letter of objection was read). A letter of objection from Laura Carrier, 36743 Kingsbury, (Letter of objection was read). Letter of objection from Patrick McElmeel, 36750 Roycroft, (Letter of objection was read). Letter of objection, Kim Kletzka, 15338 Williams, (Letter of objection was read). Letter of objection from Jan Jameson, 36714 Roycroft, (Letter of objection was read). Those are the letters.

BARINGHAUS Okay. Thank you. Can I have the Petitioner approach the podium again? Would you like to make a closing statement regarding your case?

CHEHAB Whatever you guys decide, I'm fine with it. I'll just let him know. That's what they, the neighbors, don't like the idea of having four signs. That's it. And for the ground sign, I can make it what the City allows. No problem. Can make it smaller and have... you want us just to have two wall signs? What the Comerica Bank had, right?

BARINGHAUS We're just hearing comments in support of your request.

CHEHAB Yeah. I mean, at the end, it's your decision, whatever you guys decide.

BARINGHAUS Okay, thank you.

CHEHAB Thank you.

BARINGHAUS Okay, we'll close the public portion of the meeting, and we'll begin the Board's comments with Mr. Meagher.

MEAGHER Yeah. I think hearing from the residents that this is definitely overkill. Looking at the past photos of the building itself with what Comerica had, this definitely seems like a lot more. I think there are other options that we talked about, trimming trees, taking the drive-through down, changing the monument sign. I think having... or hearing that there are 15 other locations and you saying, "This is just what it is. This is the plan that's always been proposed." I think one of the things that I would feel a lot better about if there was some sort of

desire to have a general esthetic, like the other businesses that are in the area. Not necessarily esthetic, but not trying to go over when 50% of the property does surround the neighborhood. So I think I can't be in support of this variance. But I also think that if there was another option for conforming, I'd be open to that as well.

BARINGHAUS Thank you. Secretary Klisz.

KLISZ Thank you. Yeah, I won't be in support of it today, but I think a tabling, just like the last case, should be open for the Petitioner to take into account. Obviously all the neighbors, this is a very kind of unique neighbor slash business connection, and everybody in that area didn't like the plan, so it's not something that we would approve as is. So the Petitioner can revamp the plan to conforming signs of which this case will never come back before us, and they will be fitting within the rules, or they come back with a highly scaled back proposal given our, you know, like the drive-through, it shouldn't even be there, and putting a sign in a drive-through for no other purpose is not going to work. So that one is easy, that just simply doesn't need to be there, and there's just too many signs in general, and again, electronic message board. They're only allowed if they're on conforming signs, which I think again, it's like eight feet too big, so they just need to bring that down. So one, we may never hear from them again because they come in with conforming signs, or if it's really scaled back, then I would consider something more than what the law allows, but certainly not the way it's proposed today. So I will propose a table allow them to revamp this package.

BARINGHAUS Okay. Thank you. Mr. Testa.

TESTA Thank you, Mr. Chair. I also do not support as presented tonight. I would be in favor of tabling.... Real quickly regarding the drive-through sign. I don't think I could ever be convinced that's needed. One is the drive-through doesn't serve any business need to the current operation that's there. I would prefer the whole drive-through structure come down. If it's being stated that it's blocking the sign on the building, I'd rather see that happen. Comerica functioned there well for years with the one monument sign and two wall signs. They did not have a wall sign on the west face, which would be towards the residential area. I don't think it's needed. I also understand the complaints from the people who live there. They don't want the lighting that way. But if you're driving eastbound on Five Mile, most houses and trees are blocking any sign that would be on the west side of that building. So it serves no purpose. No one would ever see it. So I think all you need is two signs that are on the building like Comerica had, and I would be open to working potentially a slightly bigger monument sign, but I think you can get in within the current ordinance and have the message board that you want that Comerica sign is rather big. If you stay kind of within that size, I think you're going to be okay.

BARINGHAUS Okay. Thank you. Now, I agree with my colleagues. I think that the current package as presented, is way too much for that location in terms of number of signs, area signage as well. I mean case in [point] Livonia Trinity Health Urgent Care in Plymouth and Middlebelt. Two signs. Your neighbor, Mendelson Clinic, they have a[n] Urgent Care Orthopedic Center. One sign. So they have the number of signs you're proposing, plus they're fully illuminated, needs to be scaled back to be considered for the... and compliant with ordinances before we even begin to look at the electronic message center itself. The point by the neighbors is well taken. You don't have a lot of support. Their concern about the illumination of the signage and that illumination occurring all night is totally justified. That needs to be reduced as well. So while I'm not in favor of this package tonight, I will go along with the suggestion for tabling so

that could give you an opportunity to revisit your package and come back and propose that to us again. With that the chair is open for a motion.

KLISZ Mr. Chair.

BARINGHAUS Secretary Klisz.

KLISZ Resolved that the Appeal Case 2025-10-33, be tabled for the Petitioner to reimagine their sign package, and if they are complying with the sign ordinances, then they will not have to come back. And if they revamp the package and want to bring it back to us in a much scaled-down version, then they could do so, and we will be able to hear that.

TESTA Support.

BARINGHAUS Motion by Secretary Klisz, support by Mr. Testa for a tabling motion. Is there discussion? Secretary Klisz, will you take a vote?

On a motion by Klisz, supported by Testa, the variance was tabled.

RESOLVED: APPEAL CASE NO. 2025-10-33, 36700 Five Mile: an appeal was made to the Zoning Board of Appeals by Muhammad Tayab, seeking to erect a package of signs resulting in an excess number of wall signs and total sign area and a monument sign with excessive total monument sign area including the electronic message center, in addition to having an electronic message center while all the proposed signage on site is not fully compliant with the zoning ordinance.

<u>Total Number of Wall Signs</u>	<u>Total Wall Sign Area</u>	<u>Total Monument Sign Area</u>
Allowed: 2	Allowed: 114 sq. ft.	Allowed: 30 sq. ft.
Proposed: 4	Proposed: 176.19 sq. ft.	Proposed: 38 sq. ft.
Excess: 2	Excess: 62.19 sq. ft.	Excess: 8 sq. ft.

This Corridor Commercial property is located on the north side of Five Mile (36700), between Levan and Williams, Lot. No. 067-01-0110-006, C-1, Local Business, rejected by the Inspection Department under Livonia Zoning Ordinance, Sections 11.08 (2) District Sign Regulations & 11.10 (2) Illumination Standards,

be tabled to allow the Petitioner to reconsider their plans and perhaps bring a new proposal back to a future meeting.

ROLL CALL VOTE

AYES: Klisz, Testa, Meagher, Baringhaus

NAYS: None

ABSENT: Coppola, Hakala, Rotondo

PASS/FAIL/TABLED: PASS: TABLED

KLISZ Yes. Mr. Meagher.

MEAGHER Aye.

KLISZ Mr. Testa.

TESTA Aye.

KLISZ Secretary Klisz votes aye. Chairman Baringhaus.

BARINGHAUS Aye.

KLISZ Passes four to zero.

BARINGHAUS Okay, thank you. You may approach the podium. Your case has been tabled this evening. Go back and revisit your plan. If you want to come back, our next meeting will be February tenth, just get on calendar, contact the Inspection Department by January twelfth.

CHEHAB Okay, how about if I just want to go with what the City was allowed to be done with two wall signs and then the monument sign, and I can make it smaller.

BARINGHAUS We would prefer to see a fully revised plan that we can review rather than throwing dimensions back and forth.

CHEHAB Come back to the meeting?

BARINGHAUS I'm sorry, what was that?

KLISZ You were asking about if you want to do a complying package, what do you do, right?

CHEHAB Yes.

KLISZ Go to the Inspection Department, tell them, "I want to revise my plan to make it compliant," and then they will tell you, "You get, this size sign, this size."

CHEHAB I know what I can get. I know what I can get.

KLISZ Yes.

CHEHAB So I can just apply for the permit and I have to come back?

KLISZ No, if you're, if you don't need a variance, then you don't need to come back.

CHEHAB Okay.

KLISZ We're giving you the option. You can still do complying signs. Just talk to the Inspection Department. Give them a call tomorrow.

CHEHAB Okay. Thank you so much for your time.

BARINGHAUS Okay, thank you very much.

ADMINISTRATIVE TASKS

BARINGHAUS Secretary Klisz, additional business?

KLISZ Yeah, we have some minutes to approve. We have the minutes of August 12, August 26, and September 9 for voting on.

TESTA Mr. Chair, move to approve the minutes, can we do them separately? Do the August twelfth first?

BARINGHAUS Sure.

KLISZ Support.

BARINGHAUS Motion by Mr. Testa, supported by Secretary Klisz to approve the August twelfth minutes. Okay, all those in favor?

The Board (Klisz, Meagher, Testa, and Baringhaus) voted unanimously to approve the minutes of August 12, 2025.

BARINGHAUS Okay.

TESTA Move to approve the August 26, 2025 meeting minutes.

KLISZ Support.

BARINGHAUS Okay, support. Motion by Mr. Testa, supported by Secretary Klisz, to approve the August twenty-sixth minutes, all those in favor say aye.

The Board (Klisz, Meagher, Testa, and Baringhaus) voted unanimously to approve the meeting minutes of August 26, 2025.

BARINGHAUS Next set of minutes, September ninth, I believe.

TESTA Yes.

BARINGHAUS Okay.

TESTA Move to approve the September 9, 2025 meeting minutes.

KLISZ Support.

BARINGHAUS Okay. Motion by Mr. Testa to approve the September ninth meeting minutes, supported by Secretary Klisz, all those in favor?

The Board (Klisz, Meagher, Testa, Baringhaus) voted unanimously to approve the meeting minutes of September 9, 2025.

BARINGHAUS Okay. All the minutes are approved.

KLISZ And the next one is the proposed ZBA meeting schedule for 2026. I believe a revised version has been provided to us here in an email earlier. I think it maybe changed an additional meeting date. Put it in the gallery instead.

BARINGHAUS Yeah, that's the only change I saw, was on the additional meeting for March twenty-first is now in the gallery. And then Erika did a second version, which I thought was great, where they listed the proposed building inspection department representatives for that meeting as well. I'm assuming we'll just have two versions in the calendar.

KLISZ Yeah.

BARINGHAUS Did everybody get the chance to review the calendar?

MEAGHER Yes.

TESTA Yes.

KLISZ There was some email. I know Greg gave his approval of them as well. Okay, I do have a motion to approve the proposed ZBA meeting scheduled for 2026.

MEAGHER Support.

BARINGHAUS Motion by Secretary Klisz, supported by Mr. Meagher, to approve the 2026 Zoning Board of [Appeals] meeting schedule. All those in favor say aye.

The Board voted unanimously to approve the 2026 Zoning Board of Appeals meeting schedule.

BARINGHAUS Okay. Calendar is approved. I will now move to the public comment section of the meeting. As I stated earlier, two minutes to speak one time on opinions that we have discussed with the cases this evening. Mr. Testa will track the two minutes for you. So if you'd like, anybody just has any comments you'd like to address please approach the podium.

KARASINSKI Hi, Gerald Karasinski, 19488 Bainbridge Avenue. I live at Seven and Merriman, actually on Bainbridge Street, like I said. Across Seven Mile from me, near at Sunset, and Seven Mile, a new urgent care opened up, and the parking lot lights are so bright. Now, I don't live on that side of the street. I'm not adjacent to those properties, but those lights are very, very bright. And I don't know exactly what the ordinance rules are for illumination, but it just seems inordinately bright for a very small parking lot. So that's the end of my comment.

BARINGHAUS Mr. O'Neal, can you [inaudible] on that?

O'NEAL Yeah, I can definitely look into it for you. There is a certain angle pitch that they're supposed to be at within certain feet of the property line. So, yeah, I can definitely look into that for you.

BARINGHAUS Yeah, the Inspection Department will look into it. We've had similar situations like I said, angle, some of the lighting, [inaudible], etc., so they'll get back. Did you want to get Mr. Karasinski's name after the meeting?

O'NEAL Yes.

BARINGHAUS Okay. Very good. Any other comments from the audience? Good evening.

RYLANCE Good evening. Kirk Rylance, it's 32043 Maine Street. I just was coming to see if before the Livonia Athletic District is going to be building a new soccer dome or intending to, and....

TESTA That's Planning Commission.

RYLANCE Is Planning Commission upstairs?

TESTA Yes.

RYLANCE Oh, no.

TESTA They have a meeting going on on the fifth floor. It's possible they didn't get to that item yet.

RYLANCE I'm heading up there right now.

BARINGHAUS Okay. Are there any other comments from the audience?
[Inaudible]

TESTA Sixteenth. Study meeting tonight, upstairs.

BARINGHAUS Any other comments?

KLISZ Motion to adjourn.

BARINGHAUS Motion to adjourn by the Secretary Klisz, is there support?

TESTA Support.

BARINGHAUS All those in favor say aye.

The Board voted unanimously to adjourn the meeting.

BARINGHAUS All right, the meeting is adjourned. Thank you very much.

There being no further business to come before the Board, the meeting was adjourned at 8:19 p.m.

Gregory G. Coppola, Chairman

Timothy Klisz, Secretary