



Coleman A. Young Municipal Center
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HEARING OFFICER:

Russell Baltimore, Planning and Development

ADVISORY CITY DEPARTMENT REPRESENTATIVES:

Eric Johnson, Buildings, Safety Engineering and Environmental

Jamie Murphy, City Planning Commission

Karen Gage, Planning and Development

DATE: 04/14/2022

PDD CASE: SWA 2022-00008, 9, 11, 14, and 15

APPLICANT: Fast Signs Detroit, Inc. on behalf of Amazon

LOCATION: 20110 Woodward Ave.

Notices were mailed and published which contained the following information:

PLEASE NOTE OUR HEARINGS ARE TEMPORARILY ON ZOOM

Sign waiver hearings will be both in person and on-line. **ON-LINE PUBLIC ATTENDANCE IS STRONGLY ENCOURAGED.** As pursuant to public health guidelines, the meeting room will be subject to space limitations, and there are **NO** additional opportunities for public viewing within the building.

TO OWNERS AND RESIDENTS OF PROPERTY WITHIN 300 FEET OF:

20110 Woodward Ave.

You are hereby notified that a hearing will be held at **2:00 PM** on **Thursday, April 14, 2022**, in Rm. 808 of the Coleman A. Young Municipal Center, 2 Woodward Ave.

The link below is for all our Zoom Meetings:

<https://cityofdetroit.zoom.us/j/8537820871?pwd=TGdGaVhaZTg1N2syOG1tOW42U2dSQTO9>

Dial in number: +1 312 626 6799 US

Meeting ID: 8537820871

A public hearing for the Signage Waiver and Adjustments Ordinance was held on Thursday, **April 14, 2022 @ 2:00pm** by way of Zoom.

Hearing Officer Baltimore called the hearing to order.

ADVISORY CITY DEPARTMENT REPRESENTATIVES PRESENT:

Eric Johnson, Buildings, Safety Engineering, and Environmental

Jamie Murphy, City Planning Commission

Greg Moots, Planning and Development Department

Summary of the proposed signage:

Install three illuminated monument signs (96 sq ft each) at entrances and two internally illuminated channel wall signs (240 and 251 sq. ft) on the north façade.

Summary of the Waiver request, including citation and the extent to the sign does not meet the regulation: Waive the provisions of:

- **4-4-45(b)** to permit more than one sign to be erected on a facade.
- **4-4-39(c)** to permit monument signs larger than 20 sq. ft
- **4-4-39 (b)** to permit more than 2 monument signs
- **4-4-62(b)** to permit the combination of the permissible sign are for a corner lot

I. STATEMENTS FROM THE ADVISORY CITY DEPARTMENT REPRESENTATIVES: Inspector Johnson described the need for a waiver.

Ms. Murphy stated that CPC has no jurisdiction here because the development is in a B4 district not a PD district.

II. ARGUMENT FOR THE SIGNAGE WAIVER OR ADJUSTMENT FROM THE APPLICANT:

Present from the Applicant: Representative name & affiliation. Brent Walker from Fast Signs, Inc. and Greg Scovitch from Hillwood Development were present on behalf of Amazon. Mr. Walker presented the case for the need for the waivers. The over arching reason revolved around the large scale of the development. The need for more wall signs for the building is because of the distance of the building from Woodward and 8 mile. The need for multiple larger monument signs would allow for more visibility for truck and vehicular traffic around the site.

III. PUBLIC COMMENTS:

There were 3 people in-person and 2 call-in people in attendance for the hearing. The two people that called in voiced their opposition to the granting of the waivers due to the lack of communication the development team has had with the surrounding residents. The also voiced issues with the current construction practices of the development team. Both voiced complains about the increased noise and light pollution coming from the construction site.

Greg Scovitch from Hillwood Development stated that this was the first he had heard of these issues and vowed to address them immediately.

IV. ACTION OF THE HEARING OFFICER:

APPROVED

We have reviewed the applicant's proposal and although it exceeds the criteria set forth in **Section 4-4-45(b)**, **4-4-39(c)**, **4-4-39 (b)**, and **4-4-62(b)**, we find that due to the large scale of the development and size of the building, the proposed signage is in keeping with the spirit of the ordinance.

V. 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

Nuri Hanna
450 Adeline
Detroit, MI 48203