

1 ZONING BOARD OF APPEALS MEETING: City of Pontiac Zoning  
2 Board of Appeals Meeting Minutes on Tuesday, July 19, 2016;  
3 Pontiac City Hall, 47450 Woodward Avenue, Pontiac, Michigan  
4 48342

5  
6 COMMISSIONERS: Chair Joseph Sinclair  
7 Lucy Payne  
8 Sam Anderson  
9 Laurie Bishop

10 FROM THE CITY: Derek Dowdell, Assistant City Planner

11 CHAIRMAN TAYLOR CALLED THE MEETING TO ORDER AT 7:18 P.M.

12 ROLL CALL:

13 PRESENT: Chair Sinclair, Comm. Payne, Comm. Anderson,  
14 Comm. Bishop

15 EXCUSED: Comm. Bueno, Chair Taylor, Comm. Kirkendolph

16 Mr. Dowdell reported a quorum present.

17 COMMUNICATIONS:

18 MINUTES FOR REVIEW: 6-21-16

19 COMM. PAYNE MADE A MOTION TO ACCEPT THE MINUTES

20 COMM. ANDERSON SECONDED

21 VOTE: AYES: Sinclair, Anderson, Bishop

22 NAYS: None.

23 ABSTAIN: Payne.

24 Vote 3-0-1 motion carries.

25 OLD BUSINESS: NONE.

NEW BUSINESS: NONE.

PUBLIC HEARING AND DIMENSIONAL SIGN VARIANCE REQUEST:

25



1 ZBA-16-10

2 PROPERTY ADDRESS: 50501 Woodward Ave

3 ZONE: C-2, Downtown District

4 LOCATION: Sidwell # 14-29-476-001

5 APPLICANT: Haitham Sitto

6 Presentation of facts given by Mr. Dowdell.

7 Mr. Sitto, Applicant representing business owner,  
44731 Woodward Avenue, Pontiac, Michigan, introduced  
8 himself, then stated that the signage request is going to be  
of a high-quality and tasteful in appearance. He also noted  
9 that the unique location of the property and the one-way  
traffic in this district places many challenges on a  
10 business to be noticed. He indicated that the business  
owner has invested a substantial amount of money in this  
11 community and that they want to make it as beautiful, safe  
and productive for themselves, the community and their  
12 family.

13 COMM. ANDERSON ASKED IF THEY'RE GOING TO USE THE EXISTING  
FOUNDATION.

14

Mr. Sitto answered affirmatively.

15

16 COMM. PAYNE ASKED THE APPLICANT IF THE NEW SIGN WAS GOING TO  
BE WIDER THAN THE PRESENT ONE.

17 Mr. Sitto answered negatively.

18 COMM. PAYNE ASKED IF IT WAS GOING TO BE A NEW SIGN OR JUST A  
FACE CHANGE.

19

Mr. Sitto answered that it would be a new sign.

20

21 COMM. BISHOP MOVED TO CONSIDER UNDER WHAT CIRCUMSTANCES A  
SIGN VARIANCE APPROVAL MAY BE APPROPRIATE FOR ZBA-16-10,  
SIDWELL 14-29-476-001, 50501 WOODWARD AVENUE. TO APPROVE  
22 THE VARIANCE REQUEST FOR ZBA 16-10, 50501 WOODWARD AVENUE  
FOR A SIGN VARIANCE TO RE-ESTABLISH AFTER DISCONTINUANCE FOR  
23 MORE THAN 12 MONTHS AND STRUCTURALLY ALTERED AN EXISTING  
SIGN; SECTION 5.108 (A) (2) (3) - LEGAL NONCONFORMING SIGNS AS  
24 THE REQUEST FOR A SIGN VARIANCE MEETS THE APPROVAL STANDARDS  
FOR SECTION 6.407 OF THE ZONING ORDINANCE.

25

COMM. PAYNE SECONDED.



1 VOTE: AYES: Payne, Sinclair, Anderson, Bishop

2 NAYS: None.

3 ABSTAIN: None.

4 Vote 4-0-0 motion carries.

5 COMM. SINCLAIR MOVED TO ADJOURN.

6 COMM. PAYNE SUPPORTED.

7 ADJOURNMENT: 7:33 P.M.

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