

WESTLAND ZONING BOARD OF APPEALS
Agenda-Regular Meeting-No. 1
January 20, 2021 @ 5:30 p.m.
To Be Hosted Electronically Via ZOOM Or At
Westland City Hall
36300 Warren Road
Westland, MI 48185

Call to Order

Pledge of Allegiance

Roll Call

1. **Petition #2925 – Plastipak Packaging-1351 N. Hix Road**
To consider the request of Plastipak Packaging for a 29.75' building height variance from Ordinance 248 in order to install a 64.75' high silo at the site. ***(Section 110-10.3.7(a) states that the maximum building height permitted in the I-1 District shall be 35 feet)***

2. **Petition #2926-Mark Chalou/Prime Healthcare-35700 Warren Road**
To consider the request of Mark Chalou/Prime Healthcare, for five (5) variances from Ordinance 248 in order to install two (2) ground signs at the site, resulting in the following deficiencies:
 - a) A one (1) sign deficiency. The petitioner proposed to install two (2) ground signs at the site. ***(Section 15.6.3 allows for one (1) sign to be installed at the site)***
 - b) A 90.6 square foot sign area deficiency. The petitioner proposes to install a 138.6 square foot sign at the main entrance of the site (Sign #1). ***(Section 15.6.3 allows a maximum area of 48 square feet)***
 - c) An eight (8) foot sign height deficiency. The petitioner proposed to install a sixteen (16) foot high sign at the main entrance (Sign #1). ***(Section 15.6.3 allows a maximum sign height of eight (8) feet)***
 - d) A two (2) foot sign area deficiency. The petitioner proposes to install a 50 square foot emergency directional sign at the site (Sign #2). ***(Section 15.6.3 allows a maximum area of 48 square feet)***
 - e) An eight (8) foot sign setback deficiency. The petitioner proposes to install an emergency directional sign at the site that would have a setback of two (2) feet. ***(Section 15.6.3 requires a minimum setback of ten (10) feet for ground signs)***

3. **Petition #2927-Giuseppe Derdelakos/1157 Manufacturers Inc. -1157 Manufacturers Drive**
To consider the request of Giuseppe Derdelakos/1157 Manufacturers Inc., for a use variance from Ordinance 248 in order to allow the property to be used for brick-paver production which falls under cement manufacturing. ***(Section 110-10.3, Permitted Principal Uses, does not permit Cement Manufacturing in the I-1, Light Industrial District.***

4. **Approval of Minutes of Regular Meeting held December 16, 2020**
5. **Citizens Comments or Questions**
6. **Commissioners' Comments**
7. **Adjournment**

**Hector Lebert
Chairman**