



**CITY OF WALLED LAKE
ZONING BOARD OF APPEALS
MONDAY, OCTOBER 27, 2025**

The Meeting was called to order at 7:30 p.m.

ROLL CALL: Arnold, Easter, Gunther, O'Rourke

ABSENT:

OTHERS PRESENT: City Attorney Vanerian, City Planner Ortega, Planning Commission Liaison Wolfson

REQUESTS FOR AGENDA CHANGES: None

APPROVAL OF MINUTES:

ZBA 10-01-25 APPROVAL OF SEPTEMBER 29, 2025 ZONING BOARD OF APPEALS MEETING MINUTES

Motion by O'Rourke, seconded Easter: MOTION CARRIED: To approve September 29, 2025 Zoning Board of Appeals meeting minutes.

COMMUNICATION: None

UNFINISHED BUSINESS:

1. Case: 2025-04
Applicant: Gus's Walled Lake Bldg. LLC
Location: 929 N. Pontiac Trail, Parcel ID# 17-342-26-013
Request: Non-use Variance

This matter relates to the above referenced property. Applicant proposes erecting a six foot (6') high freestanding sign in the front yard of the above referenced corner commercial lot within the corner lot clear zone that would require variances from the following sections of the Zoning Ordinance:

- Section 51-21.08 prohibits placement of any structures thirty inches (30") or higher on corner lots within the triangular area formed at the intersection of any street right-of-way lines by a straight line drawn between said right-of-way lines at a distance along each line of twenty-five feet (25') from their point of intersection ("corner clear zone"). Applicant proposes erecting a six-foot (6') high freestanding sign in the front yard of Applicant's above referenced corner commercial lot within the corner clear zone which requires a variance from the corner clear zone requirement.
- Section 51-20.08.6(a) prohibits freestanding signs on commercial lots with principal buildings set back less than forty feet (40') from the front right-of-way line. Applicant proposes erecting a

freestanding sign on applicant's above referenced commercial lot improved with a principal structure set back thirty feet (30') from the front right-of-way line which requires a variance from the freestanding sign prohibition applicable to commercial lots with principal structures set back less than forty feet (40') from the front right-of-way line.

Mr. Jeffrey Parsons explained he met on site with representative from Spring Park and City Planner Ortega. He said they have moved the sign back six feet, made the sign smaller, complied with all the permit restrictions and hopefully all are happy with revised proposal. He said the height of the sign is now four feet (4') by five-foot (5') width which is well within square footage. He said the sign location has been moved back thirteen (13') feet from the sidewalk, well out of the sight triangle. Mr. Parsons said they have done everything that was asked of them, and they are seeking approval.

ZBA Chairman Gunther asked if a variance is still needed.

City Attorney Vanerian explained yes, the requested clearance for corner variance is moot with the provided supplement but because the distance that the building is from the right-of-way, a variance is still needed for a monument ground sign. He said any ground sign proposal for this location would need a variance request. City Attorney Vanerian said if the board wishes to entertain the revised submittal or recommend approvals, the resolution he has provided in the packet offers a place for conditions. He explained the board is permitted to place conditions such as the sign will be four feet (4') high by five feet (5') feet wide.

ZBA Chairman Gunther clarified the only variance needed then is the setback.

ZBA Vice Chairman Easter said the lot is non-conforming and the monument style sign request with the building setback being less than forty feet (40') will still need a variance. He said the applicant is out of vision triangle for the first variance and no longer needs.

City Planner Ortega said he did meet on site with representative from the neighborhood and sign contractor. He said what the applicant presented now; the size and placement were modified and are now out of the vision triangle. He said the variance 51.20.08(6) a. is still required. Mr. Ortega explained the revised sign plans show the total height five feet (5') from grade which is less than standard of six foot (6'). Mr. Ortega explained the revised rendering does not do justice, the vehicles on Spring Park looking north bound, have more a visual issue with the existing utility pole than the monument sign.

ZBA Chairman Gunther asked addresses the bus stop pick up on Pontiac Trail.

ZBA Vice Chairman Easter said the Traffic Safety Committee worked with the schools in the past.

City Attorney Vanerian said the school district has the say, not the city.

ZBA Board Member O'Rourke asked what the residents said at the onsite meeting.

City Planner Ortega explained his understanding is that residents were considered on the size and location of the monument sign. However, after the site visit and walking around the building and discussing the revised size measurements that have been submitted to the ZBA this evening, the sign is more accommodating to the residents' concerns from what he understood. Mr. Ortega explained the resident representative said they did appreciate the business owner and sign contractor adjusting the sign.

Planning Commission Liaison Wolfson explained a lot of the other businesses have monument signs in this area.

ZBA Board Member O'Rourke said this lot is not designed to have a monument sign.

ZBA Chairman Gunther said if the residents were not happy with the revisions they would be here.

City Planner Ortega explained the alternative would have been a pole sign. He said DTE requires a 15 ft easement from the circumference of the pole sign and the city zoning ordinance states no additional pole signs of other pole signs within 1500 ft. He explained if the applicant proposed a pole sign, they would have to obtain DTE approval and obtain a variance from another pole sign.

ZBA Board Member Arnold said he appreciates the sign contractors working with the residents.

City Attorney Vanerian said the applicant did submit a supplement since the last meeting, if approved the locations and dimensions would have to be according to recent submittal.

ZBA 10-01-25 MOTION TO APPROVE ZBA CASE 2025-04 929 N. PONTIAC TRAIL ACCEPTING RESOLUTION 2025-04 IN THE ACCEPTANCE OF THE VARIANCE FOR THE NON-CONFORMING 30 FOOT LOT ACCORDING TO THE NEW SUBMITTAL AND THE MEASUREMENTS OF SIGNAGE AND PLACEMENT WITHIN

Motion by Easter, seconded by Gunther: MOTION CARRIED: Motion to approve ZBA case 2025-04 929 N. Pontiac Trail accepting resolution 2025-04 in the acceptance of the variance for the non-conforming 30-foot lot according to the new submittal and the measurements of signage and placement within.

Roll Call Vote

Ayes (3)	Arnold, Gunther, Easter
Nays (0)	
Absent (1)	O'Rourke
Abstain (0)	

Mr. Parson's asked how long is variance good for.

City Attorney Vanerian said if the use is the same the variance will remain with the property.

NEW BUSINESS:

2.	Applicant:	Evan Riskin
	Location:	120 Leeds St., Parcel ID# 17-35-354-005
	Request:	Non-use Variance

This matter relates to the above referenced property. Applicant proposes constructing a 15 ft. (15') x 10 ft. (10') concrete pad at the end of the existing driveway on Applicant's above referenced

single family property and constructing a 4 ft. (4') wide x 52 ft. (52') long sidewalk adjacent to the existing garage and driveway that would increase total impervious surface coverage of Applicant's lot from 54% (existing) to 56% (proposed) which would require a dimensional variance from the following section of the Zoning Ordinance:

- Section 51-17.02(m) limits total impervious surface lot coverage of single-family lots to not more than 35% of the total lot area. Applicant proposes constructing a 15 ft. (15') x 10 ft. (10') concrete pad at the end of the existing driveway on Applicant's above referenced single family property and constructing a 4 ft. (4') wide x 52 ft. (52') long sidewalk adjacent to the existing garage and driveway that would increase total impervious surface coverage of Applicant's lot from 54% (existing) to 56% (proposed) which requires a variance allowing lot coverage of 21% above the 35% impervious surface maximum.

Chairman Gunther asked applicant to the podium to explain request.

Mr. Evan Risken, 120 Leeds, explained he wanted to make his driveway a little bit wider for his garbage cans, so it is easier for him and wife. He said he wants to disperse out and make the driveway level like all the other driveways on the street, where there was a tree. He said he does not have room on one side because his sidewalk is really narrow, and his garbage cans are on the grass on the other side. He said he would like to put a little path there all the way down to the street so they can roll our garbage cans out. He said he and wife are getting a little older and his wife is having little bit of medical issues. He said this will make it easier for them. He explained he provided pictures in his application; it is weird looking at the driveway where there was a tree. He said he wants to make that side straight like the other side, parallels with the neighbor across the street and the neighbor next to him.

ZBA Board Member O'Rourke asked if applicant is going straight down the street and how far he was going to be from the from property line.

Mr. Riskin said yes, all the driveways will be parallel. He said there is room.

ZBA Board Member O'Rourke said he thought the requirement was five feet (5').

ZBA Vice Chairman Easter explained the structure does but on the driveway itself no.

Mr. Riskin said he is making it the same as property line.

ZBA Board Member O'Rourke explained the applicant has 54% and he is asking for additional 2-3%, making it 56%.

ZBA Board Member Arnold explained the lot is already over the 35% impervious surface allotment.

ZBA Chairman Gunther explained he thinks most of the other houses around the area are well into the 60% to 65% impervious surface lot coverage.

ZBA Board Member Arnold asked if applicant did brick pavers, would the variance not required.

ZBA Chairman Gunther said no.

ZBA Vice Chairman Easter said applicant wants concrete, pavers do not drain, and they count in the impervious surface totals. He said the pavers soak in as well when they are sealed and the sand is packed down; they do not drain.

**ZBA 10-02-25 MOTION TO APPROVE VARIANCE REQUEST FOR ZBA
CASE 2025-05 120 LEEDS FOR NON-USE VARIANCE AS
PRESENTED IN APPLICATION**

Motion by O'Rourke seconded by Easter, MOTION CARRIED, to approve variance request for ZBA Case 2025-05 120 Leeds for non-use variance as presented in application.

Roll Call Vote

Ayes (4) O'Rourke, Arnold, Easter, Gunther
Nays (0)
Absent (0)
Abstain (0)

Mr. Riskin asked how long the variance was good for.

ZBA Board discussed extension requests, weather restrictions, and contractor issues.

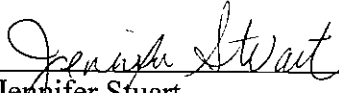
ZBA Chairman Gunther said to give Mr. Riskin a three-month extension.

DISCUSSION

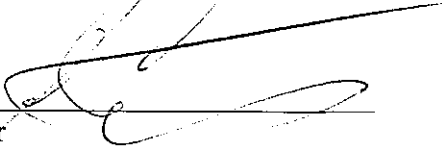
ADJOURNMENT

ZBA 10-03-25 MOTION TO ADJOURN

Motion by O'Rourke seconded by Easter, MOTION CARRIED, to adjourn the meeting at 8:15 p.m.



Jennifer Stuart
Recording Secretary



Jason Easter
Vice Chairman