

**CITY OF ESCANABA
ZONING BOARD OF APPEALS
Official Proceedings – May 16, 2023**

CALL TO ORDER

A meeting of the Escanaba Zoning Board of Appeals was held on Tuesday, May 16, 2023, at 6:00pm in Room C101 at City Hall, 410 Ludington Street, Escanaba, MI 49829.

Chair Hannemann called the meeting to order at 6:02 PM.

ROLL CALL

Chair Mark Hannemann:	Present	Don Curran:	Absent
Vice Chair Jon Liss:	Absent	Brian Thorsen:	Present
Christopher Renner:	Present	Richard Clark:	Present

With four in attendance, a quorum of the Zoning Board of Appeals was present.

ALSO PRESENT

City Administration:

Tyler Anthony, Planning & Zoning Administrator Ronald Beauchamp, Council Liaison
Heather Calouette, Administrative Assistant

Others:

Caleb Varoni, North Woods Homecare & Hospice

No other unnamed individuals were present.

AGENDA

Hannemann explained that he would like to see the time allowed for public comments extended in the rules of procedure. He noted that, unlike the planning commission and other boards who allow three minutes, the board's rules of procedure only allow two minutes.

A motion was made by Clark to approve the agenda with the addition of New Business 2. That item was to discuss amending the rules of procedure to extend the time allowed for public comments. Supported by Renner. MOTION PASSED.

CONFLICT OF INTEREST DECLARATIONS

None.

PUBLIC COMMENT

Caleb Varoni, owner of 517 Ludington Street, explained that he had sought a sign permit for his building, but that the sign ordinance had foiled his efforts. He described the situation, noting multiple discussions with the city to seek options for his building. Varoni noted that there were

multiple buildings in downtown that were not compliant with the sign ordinance, and that he felt it unfair that his signs were not allowed to do the same.

PUBLIC HEARINGS

PH1: Variance Request – 517 Ludington Street

Hannemann described the nature and process of public hearings before the Board.

Anthony introduced the variance request by Northwoods Home Care and Hospice (Northwoods). The applicant had requested a six-square-foot increase of the maximum copy area allowed for a primary wall sign on that building's front wall at 517 Ludington Street. This copy area was limited to 24 square feet per City of Escanaba Zoning Ordinance sec. 2011.2, table 2011.2.

Chair Hannemann opened the public hearing.

There was no public comment.

Anthony stated that no written communication supporting or opposing the variance had been received.

Chair Hannemann closed the public hearing.

Before opening discussion, Hannemann explained that the Board could ask further questions of the applicant if they wished. Clark approached Varoni with a rendering of the proposed sign and asked him for specific measurements as he tried to determine the copy area. Clark indicated certain points on the drawing which could not be observed, but when he returned to his seat, he explained that he sought to determine the area occupied by the copy and not the sign itself. When asked by Clark, Varoni was unable to note the measurements; he would have needed to obtain them from the sign contractor.

Clark and Renner discussed the sign area and how they interpreted the method of measurement for sign area. They both noted a difference between the terms "sign", "sign copy", and "sign area". Clark recalled that the ordinance limited sign area to two square feet per one linear foot of building length. Further, he noted that sign copy is defined in 2002.1 as the copy comprising of content and message of a sign to include logo so that would be different than the outline of the sign. The board discussed what qualified as sign copy area, whether it would be the text and logo, or if it would include the background. Renner offered that the board could defer a ruling on the variance. That deferment would have afforded the petitioner time to find the sign copy's measurements exclusive of the sign itself.

Anthony read definition "A" for "sign area" from the zoning ordinance (see exhibit "F"). He noted that the definition is accompanied by a figure demonstrating the method of measuring sign area. This example depicts a similar situation to the sign in question. Anthony explained that sign area is measured to the outside edges of the object upon which the sign copy is placed. He then read from section 2011.2 (see attachment 5 to exhibit "E"). He demonstrated that the section does refer to copy. Renner referenced Table 2011.2. Wall Signs and noted that table seems to refer to copy area rather than sign area. Anthony acknowledged the discrepancy between section 2011.2. and a column title in table 2011.2.

Renner asked Varoni when he purchased the building. Varoni stated that the building was purchased in 2021. Renner asked if a larger sign existed on the building at the time, to which Varoni answered that there was.

Renner called attention to the “sign area” definition which Anthony had referenced; he noted that it did suggest that sign area could be calculated otherwise. Per definition “B” for “sign area”, the surface area of individual letters and figures could be taken as sign area instead of by the total surface area of whatever object it occupies. Anthony explained that the calculation is only true in cases of channel letters. The board asked for clarification on channel letters. Anthony described them as boxes formed from sheet metal or aluminum with a translucent plastic face. He again noted that this is the only sign type which may be measured by the surface area of individual letters and figures.

Clark quipped that the sign ordinance was no sample of clarity, and that it was not the fault of anyone present. He understood that the ordinance had to be taken into consideration, but the previous sign’s notably larger size made the restriction difficult to take. Clark noted that he sought a way to naturally shoehorn the sign into compliance, however he could not. He questioned what would happen if the sign was placed on the side of the building without anything around it such as the logo and words. Further, he questioned why the background must be included in area calculations. He suggested that a separate background could be provided, upon which separate letters and figures could be attached, and asked if this would be considered any differently. Clark expressed that he saw a difficult time ahead for signs overall until the ordinance was changed for the better.

Hannemann suggested that the board proceed using the provided findings of fact form. Clark stated that if no variance was required, then there was no need to do so. Hannemann agreed, noting alternatives to a wall sign that Anthony mentioned in his staff report (see exhibit “E”). A projecting sign would more easily achieve conformity at this location. Hannemann demonstrated that, given the building’s width, a 24-square-foot wall sign was allowed, but a 30-square-foot sign was not; he did not want to grant a variance for the increased area. Clark explained to Varoni that he did not want to grant a variance because the sign could be edited to achieve more in the space allowed. He further stated that, if the copy area was no more than 24 square feet, he would not need a variance. Varoni asked a hypothetical: if he had a sign where the copy occupied 24 square feet, then what would prohibit him from adding a three-foot border around it? Clark jokingly responded, noting that Varoni had pointed out the obvious flaw in his reasoning. Renner emphasized that flaw.

Hannemann again asked the board to review the findings of fact form. He underscored the fact that they could not grant a variance based on the existence of nonconforming signs. Anthony added that some of the oversized signs may be outright illegal. Hannemann explained the ultimate goal of sign requirements and noted that this version of the ordinance may not be the means to that end; he added that it was certainly a move in the right direction.

Thorsen sought further explanation of projecting sign requirements. Anthony read those requirements from the ordinance. He summarized that the only affecting variable was the building’s height. Varoni stated that had not considered a projecting sign up to that point.

Hannemann directed the board to review the findings of fact form, which they used as a guide for further discussion. Afterwards, Hannemann solicited a motion to deny the variance.

A motion was made by Clark, to deny the request for a six-square-foot increase in the maximum area for a primary wall sign on the building’s front wall at 517 Ludington Street. Supported by Thorsen.

A roll call vote was taken with the following results:

Yes: Hannemann, Thorsen, Clark, Renner

No: None

MOTION PASSED.

Hannemann expressed appreciation for Varoni’s time and hoped that he had gained at least something from the exercise. Varoni reciprocated the appreciation, but indicated frustration with the process, the timeline, and the zoning ordinance. Hannemann showed understanding for his frustration.

GENERAL PUBLIC COMMENT

None.

BOARD/ STAFF COMMENT

Anthony stated the next regular scheduled Zoning Board of Appeals meeting is scheduled for July 11, 2023. He did mention there is potential for a special Zoning Board of Appeals meeting, but this is dependent on the petitioner submitting an application.

HOUSEKEEPING BUSINESS

HK1: Approval/Correction to Minutes

A motion was made by Thorsen, seconded by Renner, to approve the March 7, 2023 minutes as presented. MOTION PASSED.

UNFINISHED BUSINESS

None.

NEW BUSINESS

NB1: Training Updates

Hannemann encouraged the board to register for the ZBA Online Certificate Course as described in the packet. He explained that he had done a lot of training, but none in the “big picture” vein as this course seemed to represent.

NB2: Amendment to the Bylaws

Hannemann offered his opinion that the time limit for a public comment should be increased from two minutes to three. He noted, however, that the board had not been timing each public comment; most comments made were far short of that limit. Anthony read the limit as written

from the board’s rules and procedures, article 6, section C(2). Hannemann again proposed setting the limit at three minutes, and solicited a motion.

A motion was made by Thorsen to amend the board’s rules of procedure, setting the time limit for public comment at three minutes. Supported by Clark.

A roll call vote was taken with the following results:

Yes: Thorsen, Clark, Hannemann, Renner

No: None

MOTION PASSED.

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None.

Thorsen asked when the next regular meeting was scheduled, to which Calouette answered July 11. Anthony and Calouette noted that the board would likely see two variances at that meeting.

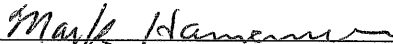
ADJOURNMENT

A motion was made by Hannemann to adjourn the meeting. Supported by Renner. MOTION PASSED.

The meeting adjourned at 6:57 PM.

APPROVAL

These minutes approved at the July 11, 2023 meeting. HC



Mark Hannemann, Chair
Escanaba Zoning Board of Appeals



Tyler Anthony, Planning and Zoning Administrator
City of Escanaba



Mark Hannemann, Chair
Brian Thorsen, Member
Tyler Anthony, Planning & Zoning Admin.

Jon Liss, Vice Chair
Richard Clark, Member

Don Curran, Member
Christopher Renner, Member
Ronald Beauchamp, City Council Liaison

ZONING BOARD OF APPEALS Findings of Fact

Case # PZBA230002 Property Address: 517 Ludington Street

MEMBERS PRESENT, QUORUM

At a Special meeting of the City of Escanaba Zoning Board of Appeals held at City Hall, 410 Ludington Street, on May 16, 2023 at 6:02 pm, the following members were present or absent:

Mark Hannemann, Chair	<u>Present</u>	Absent	Christopher Renner.....	<u>Present</u>	Absent
Jon Liss, Vice Chair.....	Present	<u>Absent</u>	Brian Thorsen.....	<u>Present</u>	Absent
Richard Clark	<u>Present</u>	Absent	Joe Klem, Alternate.....	Present	<u>Absent</u>
Don Curran	Present	<u>Absent</u>			

With 4 members in attendance, a quorum of the Zoning Board of Appeals was present.

RECORD OF PROCEEDINGS, EXHIBITS

The Zoning Board of Appeals reviewed certain exhibits listed below, considered comments by the applicant and members of the public, and deliberated openly on the matter in its decision.

- A. Zoning Board of Appeals application
- B. Daily Press public hearing notice
- C. Letter to property owners within 300' radius & address list
- D. Written responses received from citizens (if any)
- E. Staff report

Is this a true statement? Yes No

STANDARDS FOR REVIEW

The Zoning Board of Appeals determined that a practical difficulty had- or had not- been shown by the applicant by finding that all requirements had been met by the applicant (Sec. 305.2.3). These requirements were evaluated by the Board and were found to be either true or false statements regarding this case.

A. Special Conditions and Circumstances Unique to the Land, Structure, or Building.

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings in the same district.

Is this a true statement? Yes No

Comments, if any: _____

B. Rights of Similar Properties in the Same Districts.

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other similar properties in the same district under the terms of this Ordinance.

Is this a true statement? Yes No

Comments, if any: Remmer expressed dissent with the "no" vote.

C. Not a Result of Actions of the Applicant.

That the special conditions and circumstances do not result from the actions of the applicant.

Is this a true statement? Yes No

Comments, if any: _____

D. Special Privileges Prohibited.

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district.

Is this a true statement? Yes No

Comments, if any: _____

E. Comparison to Other Lands, Structures, or Buildings Not a Factor.

That no nonconforming use of neighboring lands, structures, or buildings in the same district and no permitted or nonconforming use of neighboring lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

Is this a true statement? Yes No

Comments, if any: _____

F. Strict Compliance is Unnecessarily Burdensome.

That strict compliance with area, setbacks, frontage, height, bulk, or density would unreasonably prevent the owner from using the property for a permitted purpose and would thereby render the conformity unnecessarily burdensome for other than financial reasons.

Is this a true statement? Yes No

Comments, if any: Clark found this standard inapplicable to signs.

G. Substantial Justice.

That a variance would do substantial justice to the applicant, as well as to other property owners in the district (the ZBA, however, may determine that a reduced relaxation would give substantial relief and be more just).

Is this a true statement? Yes No

Comments, if any: Renner expressed an opinion that substantial justice would be done by a variance.

H. Impact.

That the proposed variance will not impair an adequate supply of light and air to adjacent property or increase the congestion in public streets; that the variance will not increase the hazard of fire or flood or endanger public safety; that the variance will not unreasonably diminish or impair established property values within the surrounding area; and that the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Is this a true statement? Yes No

Comments, if any: _____

I. Minimum Variance Necessary.

That the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Is this a true statement? Yes No

Comments, if any: Hannemann found this standard inapplicable to signs.

J. Purpose and Intent of the Zoning Ordinance.

That the granting of the variance will be in harmony with the general purpose and intent of this Ordinance.

Is this a true statement? Yes No

Comments, if any: The board refrained from answering to this standard.

ADDITIONAL FINDINGS OF FACT

A "finding of fact" is a concise statement of action taken by the Zoning Board of Appeals which establishes rationale for a decision. They also help to avoid setting precedents by limiting the facts to a specific case, rather than allowing for interpretation to other issues.

In addition to information contained in this document and all attached exhibits, the Zoning Board of Appeals established the following findings of fact:

The board considered the definitions of "sign copy" and "sign area" as written in the zoning ordinance.

MOTION

After review of attached exhibits, consideration of comments made by the applicant and members of the public, and open deliberation on the matter, the Zoning Board of Appeals made the following decision:

Clark moved to deny the variance.

A roll call vote was taken with the following results:

Mark Hannemann, Chair	<input checked="" type="radio"/> Yes	No	N/A	Christopher Renner.....	<input checked="" type="radio"/> Yes	No	N/A
Jon Liss, Vice Chair.....	Yes	No	<input checked="" type="radio"/> N/A	Brian Thorsen.....	<input checked="" type="radio"/> Yes	No	N/A
Richard Clark	<input checked="" type="radio"/> Yes	No	N/A	Joe Klem, Alternate.....	Yes	No	<input checked="" type="radio"/> N/A
Don Curran	Yes	No	<input checked="" type="radio"/> N/A				

Motion: Passed Failed

CERTIFICATION

I certify that the findings and motion were approved by the City of Escanaba Zoning Board of Appeals.

Mark Hannemann
Mark Hannemann, Chair
Zoning Board of Appeals

5/18/23
Date
Staff initials: JA



ZONING BOARD OF APPEALS APPLICATION

Planning & Zoning Department – 906-786-9402

SUBMISSION INFORMATION	
Email: permits@escanaba.org Mail: Planning & Zoning Dept., PO Box 948, Escanaba, MI 49829 In Person: 410 Ludington Street, 2 nd Floor (M-F, 7:30a-4p)	Fee: \$300.00* (Cash, Check, Credit Card) Checks: Make payable to City of Escanaba. Credit Cards: Additional processing fee applies. Accepted in person or over phone after application is submitted.

*The ZBA has regular meetings scheduled quarterly. If a Special Meeting to hear a case is requested to be held between the regular meetings, an additional fee of \$100 will be required.

PROPERTY INFORMATION			
Property Address	517 Ludington St.	Parcel #	051-010-2929-308-004


APPEAL INFORMATION		
MARK ALL THAT APPLY ↓	Type of Request	Description of Request
	Appeal of an ERROR in an order, requirement, decision, or determination. ✓ Describe the error you believe was made by the Planning & Zoning Administrator or Planning Commission. Be specific and use Zoning Ordinance references. Attach additional pages as necessary.	
×	Use Variance Request ✓ Describe the proposed use request: ✓ Answer ALL of the questions in the "Required Standards of Review" table on the next page.	I would like put a sign up on the Ludington Street side of my business. The sign ordinance does not allow for a sign of appropriate size.
	Dimensional Variance Request ✓ Identify the type and amount of variance(s) below. Be specific. (Example: Five foot (5') reduction of the twenty-five (25') rear yard setback.) ✓ Answer ALL of the questions in the "Required Standards of Review" table on the next page.	

In order for a variance to be granted, all of the following Required Standards of Review must be present to prove a “practical difficulty”. Incomplete applications will not be processed. **No guarantees of any kind, implied or otherwise, will be made with respect to your request for variance.** If your case does not meet ALL of the standards below, it is likely your request for variance will be denied.

REQUIRED STANDARDS OF REVIEW	Describe how this standard is met to prove your case. Attach additional pages if necessary.
Special Conditions and Circumstances Unique to the Land, Structure, or Building. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings in the same district;	Due to the unique lot dimensions I would like a variance for the signage square footage.
Rights of Similar Properties in the Same Districts. That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other similar properties in the same district under the terms of this Ordinance;	Most of the properties in the downtown district have signs that would require a variance.
Not a Result of Actions of the Applicant. That the special conditions and circumstances do not result from the actions of the applicant;	This building was built long before I took ownership.
Special Privileges Prohibited. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district;	This variance would not grant me any special privileges. In fact, it would be in accordance with most of the current signage on the street.
Comparison to Other Lands, Structures, or Buildings Not a Factor. That no nonconforming use of neighboring lands, structures, or buildings in the same district and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.	While there are many signs on Ludington Street that do not comply with the sign ordinance as written, the unique lot dimensions do not allow for a readable sign on the Ludington Street side.
Strict Compliance is Unnecessarily Burdensome. That strict compliance with area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose and would thereby render the conformity unnecessarily burdensome for other than financial reasons;	Strict adherence to the sign ordinance wouldn't allow for a sign that would be reasonably readable.
Substantial Justice. That a variance would do substantial justice to the applicant, as well as to other property owners in the district (the ZBA, however, may determine that a reduced relaxation would give substantial relief and be more just);	Allowing a variance would be substantially just as it would allow me to place a sign that is comparable to what existed on the structure when I purchased it. It would also be comparable to other sign square footage in the area.
Impact. That the proposed variance will not impair an adequate supply of light and air to adjacent property or increase the congestion in public streets; that the variance will not increase the hazard of fire or flood or endanger public safety; that that the variance will not unreasonably diminish or impair established property values within the surrounding area; and that the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.	This variance will not impact any other business or neighboring structures.
Minimum Variance Necessary. That the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.	This variance would fall within the grandfathered square footage requirements for existing signs.
Purpose and Intent of the Zoning Ordinance. That the granting of the variance, will be in harmony with the general purpose and intent of this Ordinance.	Granting this variance will allow the continued beautification of the downtown district (building mural) while allowing us to advertise appropriately.

CONTACT INFORMATION & SIGNATURES

By signing below I certify that the information contained in this application is true and correct to the best of my knowledge and belief at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures, and that this application is complete. I further understand that an incomplete application submittal may cause my application to be deferred.

PROPERTY OWNER – SIGNATURE REQUIRED ON ALL APPLICATIONS		APPLICANT/OWNER'S REPRESENTATIVE – (OPTIONAL)	
Company	North Woods Home Care and Hospic	Company	
Name	Caleb Varoni	Name	
Address	517 Ludington Street	Address	
City, State, ZIP	Escanaba, MI 49826	City, State, ZIP	
Phone #	906-420-8470	Phone #	
Email	caleb@nwhch.com	Email	
Signature →		Signature →	
Date	04/10/2023	Date	

ZONING BOARD OF APPEALS INFORMATION

YOUR RIGHT TO APPEAL: Any person with standing, aggrieved or affected by any decision of the Code Official shall be permitted to appeal to the Zoning Board of Appeals by written request with the Code Official. Upon furnishing the proper information, the Code Official shall transmit to the Zoning Board of Appeals all papers and pertinent data related to the appeal.

TIME LIMIT: An appeal shall only be considered if filed **within fifteen (15) days** after the cause arises or the appeal shall not be considered. If such an appeal is not made, the decision of the Code Official shall be considered final.

REPRESENTATION AT HEARING: The applicant or the applicant's authorized agent **must be present at the public hearing** to properly answer questions concerning the appeal. If the applicant or agent is not present, the appeal may be deferred until the next meeting or dismissed, at the direction of the Board.

PUBLIC HEARING NOTIFICATIONS: Public Hearing Notifications will be made to property owners within 300 feet of the appealed property, as well as published in the newspaper so that they may appear before the Zoning Board of Appeals to voice any objections, support, or to further inquire.

RECONSIDERATION: An applicant may re-appeal a decision after twelve (12) months from the decision of the Board. The Board will not reconsider any appeal within twelve (12) months from the date of the decision unless it can be shown by the applicant that there has been substantially changed circumstances affecting the appeal, which circumstances were not known to the Board at the previous hearing. The substantial change in circumstances shall be described, in writing, by the applicant at the time of the application.

Further information regarding the Zoning Board of Appeals are outlined in Chapter 3 of the Zoning Ordinance which can be accessed on our website at escanaba.org.



SIGN PERMIT APPLICATION

Planning & Zoning Department - 906-786-9402

SUBMISSION INFORMATION

Email: permits@escanaba.org

Mail: Planning & Zoning Dept., PO Box 948, Escanaba, MI 49829

In Person: 410 Ludington Street, 2nd Floor (M-F, 7:30a-4p)

Fee: \$40.00 (Cash, Check, Credit Card)

Checks: Make payable to City of Escanaba.

Credit Cards: Additional processing fee applies. Accepted in person or over phone after application is submitted.

PROPERTY INFORMATION (Where the sign is to be located)

Property Address **517 Ludington Street**

Parcel # **051-010-2929-308-004**

PROJECT INFORMATION

Is there any electrical work being completed?

No

Yes - MUST ATTACH (if not already on file):

**State of MI Electrical Sign Special Contractor OR Electrician License
**Certificate of Liability Insurance

Qty.	Sign Type	Required Information
<u>1</u>	Wall Signs	#1 Location: <input checked="" type="checkbox"/> Main Wall <input type="checkbox"/> Secondary Wall Wall Length <u>24'</u> Wall Facing Direction: <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West Sign Dimensions: Length <u>12'</u> Width <u>30"</u> Total Area: <u>30 sq/ft</u>
		#2 Location: <input type="checkbox"/> Main Wall <input type="checkbox"/> Secondary Wall Wall Length _____ Wall Facing Direction: <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West Sign Dimensions: Length _____ Width _____ Total Area: _____
		Attach additional information if more than two (2) wall signs are proposed.
	Pole/Pylon Signs	Sign Dimensions: Length _____ Width _____ Total Area: _____ Total Height (from ground to topmost portion of sign/structure) _____ Clearance Height (from ground to bottom of sign face) _____ Distance from curb to portion of sign nearest the curb _____
	Ground/Monument Signs	Sign Dimensions: Length _____ Width _____ Total Area: _____ Total Height from ground to topmost portion of sign/structure _____ Distance from curb to portion of sign nearest the curb _____
	Message Board Signs	Type: <input type="checkbox"/> Electronic (EMC) <input type="checkbox"/> Manual Change For EMC Signs: *Does sign have automatic dimming? <input type="checkbox"/> Yes <input type="checkbox"/> No *Maximum luminance level (in Nits) _____
	Canopy/Awning Signs	Area of canopy/awning (side/portion where sign is to be affixed) _____ Height of sign _____
	Projecting Signs	Distance from building to furthest projection point of sign _____ Distance from ground to lowest point of sign _____
	Other Signs	Describe fully (including all dimensions, area, height, location), etc.:

EXISTING SIGNS ON PROPERTY – List all existing signs		
Sign Type (wall, pole, etc.)	Copy Area/Dimensions	Location on Building/Property

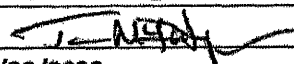
ATTACHMENT CHECKLIST
<input checked="" type="checkbox"/> Photos of all existing signs on the property – All Applications (unless there are no existing signs)
<input checked="" type="checkbox"/> Photos/drawings of proposed signs – All Applications
<input checked="" type="checkbox"/> Property Overview Map showing sign locations – For pole/pylon and ground/monument signs only
<input checked="" type="checkbox"/> State of MI Sign Specialty Contractor License OR State of MI Electrician License – For signs requiring electrical work
<input checked="" type="checkbox"/> Certificate of Liability Insurance – For signs requiring electrical work

CONTACT INFORMATION & SIGNATURES

I acknowledge that the information in this application is true, and if found not to be true, any permit that may be issued may be void. I agree to comply with the conditions and regulations provided with any permit that may be issued and will also comply with all applicable sections of the City of Escanaba Zoning Ordinance. I give permission for officials of the City of Escanaba, the County, and the State of Michigan to enter the property subject to this permit application for purposes of inspection. Finally, I understand that this is a sign permit application (not a permit) and that a sign permit, if issued, conveys only land use rights, and does not include any representation or conveyance of right in any other statute, building code, deed restriction or other property rights.

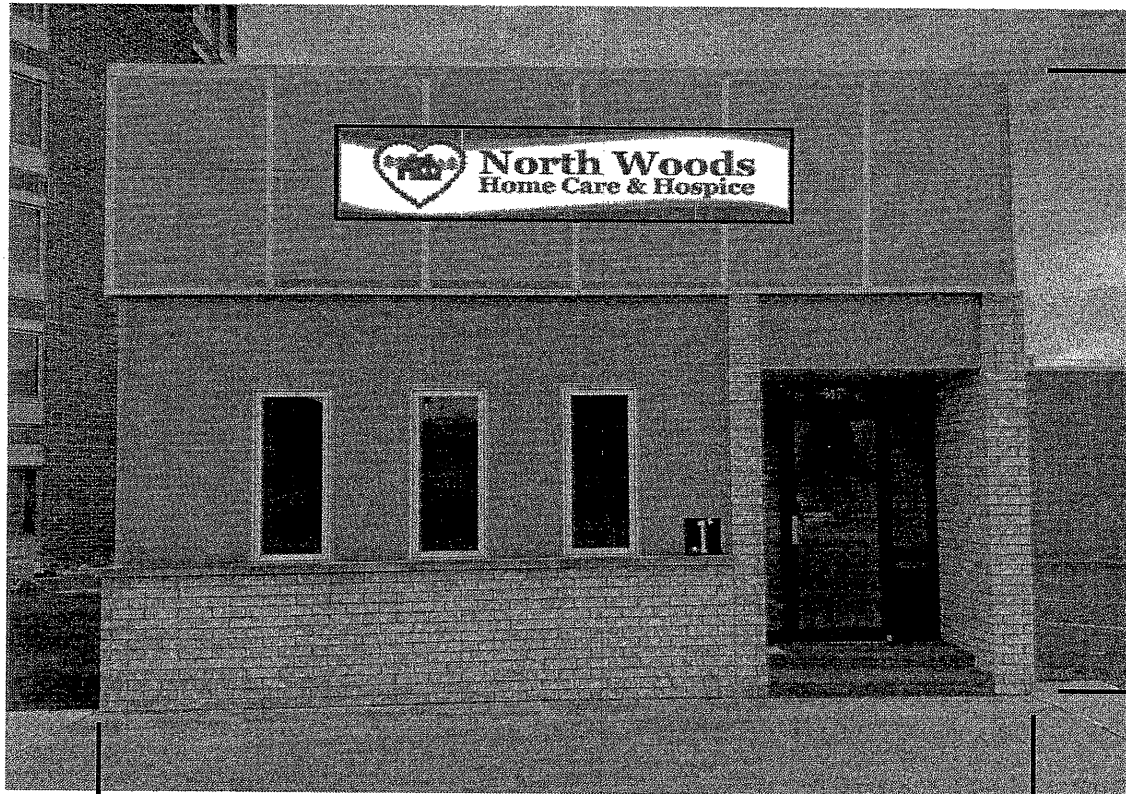
I understand that submission of this application **IS NOT** an authorization to begin work. Work may only commence after issuance of the permit.

PROPERTY OWNER SIGNATURE REQUIRED ON ALL APPLICATIONS		BUSINESS OWNER (If different than property owner)	
Company	North Woods Homecare & Hospice	Company	
Name	Caleb Varoni	Name	
Address	517 Ludington Street	Address	
City, State, ZIP	Escanaba, MI 49829	City, State, ZIP	
Phone #		Phone #	
Email		Email	
Signature →		Signature →	
Date		Date	

SIGN INSTALLER INFORMATION & SIGNATURE			
Company	Meiers Signs Inc	Are you licensed by the City of Escanaba to install signs for the current calendar year? (If no, please contact the Clerk's Office at 906-786-1194 to begin licensing process. Permit will not be issued until local sign installer licensing is complete.)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Contact Name	Tim McIntyre		
Address	1717 North Lincoln Road		
City, State, ZIP	Escanaba, MI 49829		
Phone #	906-786-3424		
Email	tim@meiers-signs.com		
Signature →			
Date	9/29/2022		

***** THIS SECTION CITY STAFF USE ONLY *****

Zoning Designation	E-3 central comm.	DDA District?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Easements? (For Pole & Ground Signs)	NA
Date Submitted	9/29/2022	Fee Paid	\$	Receipt #	

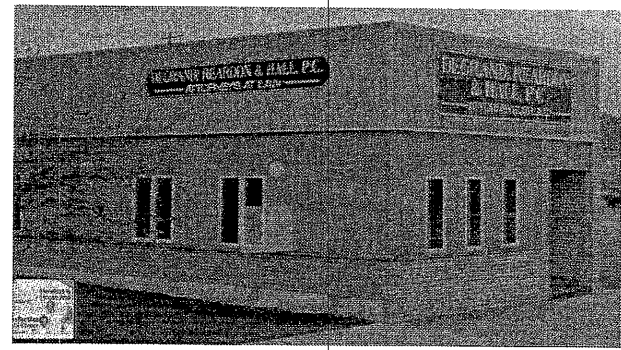


 **North Woods**
Home Care & Hospice

200"

24'

Purposed Sign: 30" x 144" / 30 sq/ft



Existing Signs -
North Elevation: 4' x 16' / 64 sq/ft
East Elevation: sign will be removed

www.meiers-signs.com • 906-786-3424 • 1717 N Lincoln Rd Escanaba, Michigan



I& Apparel

Recession: Signs

Continued from page 1A

Businesses will likely also have to cut jobs, causing spending to fall further.

Consumers have so far proved resilient in the face of higher rates and rising prices. Still, there are signs that their sturdiness is starting to crack.

Retail sales have dropped for two straight months. The Fed's so-called beige book, a collection of anecdotal reports from businesses around the country, shows that retailers are increasingly seeing consumers resist higher prices.

Credit card debt is also rising, evidence that Americans are having to borrow more to maintain their spending levels, a trend that probably isn't sustainable.

WHAT WOULD BE SOME SIGNS THAT A RECESSION MIGHT HAVE BEGUN?

The clearest signal would be a steady rise in job losses and a surge in unemployment. Claudia Sahm, an economist and former Fed staff member, has noted that since World War II, an increase in the unemployment rate of a half-percentage point over several months has always signaled the start of a recession.

Many economists monitor the number of people who seek unemployment benefits each week, a gauge that indicates whether layoffs are worsening. Weekly applications for jobless aid have been creeping higher as a range of companies, from Facebook's parent Meta to the industrial conglomerate 3M to the ride-hailing company Lyft, have announced layoffs.

Still, employers added a solid 236,000 jobs in March, and the unemployment rate slipped to 3.5%, near a half-century low, from 3.6%.

ANY OTHER SIGNALS TO WATCH FOR?

Economists monitor changes in the interest payments, or yields, on different bonds for a recession signal known as an "inverted yield curve." This occurs when the yield on the 10-year Treasury falls below the yield on a short-term Treasury, like the three-month T-bill. That is unusual. Normally, longer-term bonds pay investors a richer yield in exchange for tying up their money for a longer period.

Inverted yield curves generally mean that investors foresee a recession that will compel the Fed to slash rates. Inverted curves often precede recessions. Still, it can take 18

to 24 months for a downturn to arrive after the yield curve inverts.

Ever since last July, the yield on the two-year Treasury note has exceeded the 10-year yield, suggesting that markets expect a recession soon. And the three-month yield has also risen far above the 10-year, an inversion that has an even better track record at predicting recessions.

WHO DECIDES WHEN A RECESSION HAS STARTED?

Recessions are officially declared by the obscure-sounding National Bureau of Economic Research, a group of economists whose Business Cycle Dating Committee defines a recession as "a significant decline in economic activity that is spread across the economy and lasts more than a few months."

The committee considers trends in hiring. It also assesses many other data points, including gauges of income, employment, inflation-adjusted spending, retail sales and factory output. It assigns heavy weight to a measure of inflation-adjusted income that excludes government support payments like Social Security.

Yet the NBER typically doesn't declare a recession until well after one has begun, sometimes for up to a year.

DOES HIGH INFLATION TYPICALLY LEAD TO A RECESSION?

Not always. Inflation reached 4.7% in 2006 — at that point the highest level in 15 years — without causing a downturn. (The 2008-2009 recession that followed was caused by the bursting of the housing bubble.)

But when inflation gets as high as it did last year — it reached a 40-year peak of 9.1% in June — a recession becomes increasingly likely.

That's for two reasons: First, the Fed will sharply raise borrowing costs when inflation gets that high. Higher rates then drag down the economy as consumers become less able to afford homes, cars and other major purchases.

High inflation also distorts the economy on its own. Consumer spending, adjusted for inflation, weakens. And businesses grow uncertain about the economic outlook. Many of them pull back on their expansion plans and stop hiring. This can lead to higher unemployment as some people choose to leave jobs and aren't replaced.

Teens: Survey

Continued from page 1A

"But what concerns me is this is potentially a reflection of social isolation," said Eblin, director of the CDC's division of adolescent and school health.

The 2023 survey, which will show if the decline was temporary, is currently underway.

Another finding: The proportion of high school kids who identify as heterosexual dropped to about 75%, down from about

89% as recently as 2015. Meanwhile, the share who identified as lesbian, gay or bisexual rose to 15%, up from 8% in 2015, when the survey began asking about sexual orientation.

There were also increases in the proportion who said "other" or that they were questioning or uncertain, the CDC found. The changes may be at least partly related to social changes that have reduced the stigma about identifying as not heterosexual, Lindberg said.

DeSantis says Disney lawsuit is political

JERUSALEM (AP) — Florida Gov. Ron DeSantis on Thursday shrugged off Disney's lawsuit against him as politically motivated, and said that it was time for the iconic company to stop enjoying favorable treatment in his state.

Disney sued DeSantis on Wednesday over the Republican's appointment of a board of supervisors in its self-governed theme park district, alleging the governor waged a "targeted campaign of government retaliation" after

the company opposed a law critics call, "Don't Say Gay."

The legal filing is the latest salvo in a more than year-old feud between Disney and DeSantis that has engulfed the governor in criticism as he prepares to launch an expected 2024 presidential bid.

"They're upset because they're having to live by the same rules as everybody else. They don't want to pay the same taxes as everybody else and they want to be able to control things without proper oversight," DeSantis said.



Alicia Agugliaro arrives at work with her 7-year-old daughter Eliana Agugliaro, on Thursday, April 22, 2010, in Princeton, N.J. The Take Our Daughters And Sons To Work Foundation is the nonprofit that promotes the day, which celebrates its 30th anniversary on Thursday. The foundation has fallen on hard times recently even as the idea it promotes endures.

Take Our Kids to Work Day retools at 30

NEW YORK (AP) — At Michigan State University, children of employees can spend Thursday seeing what it's like to staff a dairy farm, work in sports or plant a tree at the school's first-in-person Take Our Kids to Work Day since the pandemic began.

Some 1,500 employees and kids have registered and the university has invited staff to bring any child in their life to explore the campus.

"This is a way that people can see each other and meet their families, show off MSU, which is designated a family friendly university," said Jaimie Hutchison, director of the university's Work-Life Office. "It also allows people to see what others do across campus and have more pride in the institution that they work for."

MSU's plans recall the roots of Take Our Kids to Work Day, which celebrates its 30th anniversary on

Thursday. This year, Take Our Daughters And Sons To Work Foundation, the nonprofit that promotes the day, hopes more organizations remind people of the importance of showing kids where their parents work. The foundation also hopes to get some help to ensure its survival.

The idea of Take Our Kids to Work Day, which the foundation marks annually on the third Thursday in April, seemed like part of a bygone era in recent years because, due to the pandemic, there weren't a lot of workplaces to take them.

Many parents were always taking their kids to work — or taking their work to wherever the kids were — in the dawn of the work-from-home era caused by COVID-19. And for parents who needed to head to a workplace, precautions over limiting the spread of the disease generally kept their

kids away. The foundation has had challenges of its own. It was led for years by Carolyn McKeever, an entrepreneur, artist and MacArthur Fellow, who Dave Oliveria, the foundation's interim executive director, called the linchpin of the organization. She died in November.

"The board is trying to pick up the pieces to just keep it going," Oliveria said. The foundation lost money last year and currently has no employees.

This year, it is partnering with Junior Achievement USA to host a virtual event that will include a gameshow format where panelists will answer questions about their careers.

In the coastal town of Brigantine, New Jersey, school superintendent Glenn Robbins is encouraging his staff to bring their children to school and for students to accompany their parents to

workplaces Thursday. He estimates that around 30% of students will participate.

"It makes them appreciate things that they might not see when they're stuck in a school building every day for five days a week," he said.

Over the years, educators and schools have complained that having some students taken out of class is more disruptive than helpful.

Thirty years ago, the head of the Ms. Foundation for Women, Marie Wilson, was inspired by research into the flagging self-esteem of girls when they reached adolescence to suggest that parents bring their daughters to work to expand their sense of possibility.

The foundation's cofounder, Gloria Steinem, mentioned the idea in an interview and in the spring of 1993, "Take Our Daughters to Work" day exploded into reality.

Debt ceiling: McCarthy wins 1st round, Biden eyes long game

WASHINGTON (AP) — Speaker Kevin McCarthy surprised Washington when he showed he could unite the House's raucous Republican majority to pass a sweeping package to raise the nation's debt limit by \$1.5 trillion in exchange for steep spending reductions, an opening bid awaiting President Joe Biden's response.

The next moves are more difficult, and politically uncertain.

This week's stunning turnaround for the battle-hardened Republican speaker is only one act in what is expected to be a long summer battle with Democrats to find agreement to lift the nation's borrowing capacity and avert a potentially catastrophic debt default.

Biden on Thursday had no direct response to McCarthy's maneuver. The White House has made clear it is not willing to barter with Republicans over whether or not the nation will pay its bills. Democrats opposed the harsh spending cuts Republicans proposed, and the president vowed to veto McCarthy's bill.

"We're not negotiating on

this," said White House press secretary Karine Jean-Pierre. The president has indicated he's willing to talk budget issues, she said. But he's not engaging on whether or not the nation will raise the debt limit.

The U.S. is not a "deadbeat nation" and always pays its debt, she said. "House Republicans are holding our economy hostage and threatening default."

What has become apparent, though, is that Biden's refusal to negotiate may not be a tenable position for the White House as the deadline nears for action. While the White House is taking the long view, preparing to slam the Republicans for what Biden calls "wacky" ideas that will harm Americans, at some point the president, and the Democratic-led Senate, will need to respond to the House.

Economic analysts warn even the political threat of a federal default on the nation's debt, now at \$31 trillion, would send shockwaves through an already jittery economy. With economic growth falling to a sluggish 1% annual rate last quarter, according to new data this

week, signs point to the potential for a recession ahead.

The Treasury Department continues to pay the nation's bills, but the money will soon fall short, even though tax returns in April helped replenish the coffers. An analysis from Goldman Sachs puts the deadline for raising the debt limit in late July.

"We've lifted the debt limit. We've sent it to the Senate. We've done our job," McCarthy said after Wednesday's vote.

McCarthy said the president "should sit down and negotiate."

Underestimated from the start, McCarthy of California has shown he can muscle legislation to passage using the currency Washington values most — votes — to lay down a policy marker in the debate.

The Republican-passed bill is stacked with party priorities, and imposes

broader restrictions on federal government spending that are bound to be unpopular as they chip away at the programs and services Americans rely on in their daily lives. And in the bill's bolstered work requirements on recipients of food stamps, health care and other government aid are expected to fall harshly on Americans who need aid the most. The demands are likely to be met with protests.

In the Senate, where Democrats have the majority, Majority Leader Chuck Schumer calls the House package a "ransom note forced on us by the hard right."

Schumer may never even bring the House bill up for a vote in the Senate. Instead, he predicted Americans "will reject steep cuts to education, law enforcement, veterans care and border security" contained in the Republican bill.

An excitement just waiting to happen

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Zoning Board of Appeals 5/16/2023

City of Escanaba

CITY OF ESCANABA

PUBLIC HEARING - ZONING BOARD OF APPEALS

At a meeting of the Escanaba Zoning Board of Appeals on Tuesday, May 16, 2023, at 6:00pm in the Council Chambers of the Escanaba City Hall, 410 Ludington Street, Escanaba, MI 49829, the following Public Hearings will be conducted:

Variance Request - 517 Ludington Street

Applicant requests a 6-square-foot increase of the maximum copy area allowed for a primary wall sign at 517 Ludington Street. Current copy area is limited to 24 square feet per City of Escanaba Zoning Ordinance sec. 2011.2, table 2011.2.

The public is cordially invited to attend this meeting should you have any questions, comments, or concerns. If you are unable to attend this meeting, you may submit your written concerns to the City of Escanaba, Planning & Zoning Dept., P.O. Box 948, 410 Ludington Street, Escanaba, MI 49829 prior to May 8, 2023. All written and signed correspondence will be entered into the public record.

Information related to these agenda items can be viewed at a City Hall, 410 Ludington Street, Escanaba, MI 49829 or on the City's website at escanaba.org under the Zoning Board of Appeals page one week prior to the meeting.

Escanaba Zoning Board of Appeals

Exhibit B

DAILY PRESS
Newspaper Leader

Subscriber Service - For delivery errors or to subscribe to the Daily Press, call our Circulation Department at (906) 786-2021 between 8:00am-5:00pm Monday through Friday

Easy Pay Subscription Rates - Ask about our convenient automatic Easy Pay offering our lowest rates: \$21.00 per month in state mail; out of state mail \$30.35. We accept Visa, MasterCard, Discover and American Express. All subscriptions are non-refundable.

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Corky DeRoock, Publisher Ext 101, cderoock@dailypress.net
Sarah Maki, Advertising Manager Ext 110, smaki@dailypress.net
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Brian Rowell, Editor Ext 151, browell@dailypress.net
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Page 16 of 35



April 27, 2023

«Owner_Name»

«Address_Owners»

«City_Owners», «State_Owners» «Zip_Code_Owners»

RE: Public Hearing Notification and Invitation

Dear Property Owner:

You are receiving this notice because your property at «Address_Physical» is within 300 feet of the project below scheduled for a Public Hearing before the Zoning Board of Appeals on **Tuesday, May 16, 2023 at 6:00pm** at the Escanaba City Hall, 410 Ludington Street.

Variance Request - 517 Ludington Street

Applicant requests a 6-square-foot increase of the maximum copy area allowed for a primary wall sign at 517 Ludington Street. Current copy area is limited to 24 square feet per City of Escanaba Zoning Ordinance sec. 2011.2, table 2011.2.

One week prior to the meeting, a copy of the details of this request can be viewed in the agenda packet on our website at escanaba.org or can also be viewed at City Hall, Second Floor, 410 Ludington Street, Escanaba, MI, Monday through Friday, 7:30am to 4:00pm.

You are invited to attend this meeting should you have any interest in this project. If you have comments, but are unable to attend this meeting, please submit your written comments to the City of Escanaba Zoning Board of Appeals prior to Monday, May 15, 2023. All written and signed comments will be read into the public record.

The City of Escanaba will provide all necessary, reasonable auxiliary aids and services to individuals with disabilities at the meeting/hearing upon five days' notice to the City of Escanaba Clerk's Office by writing or calling (906) 786-9402.

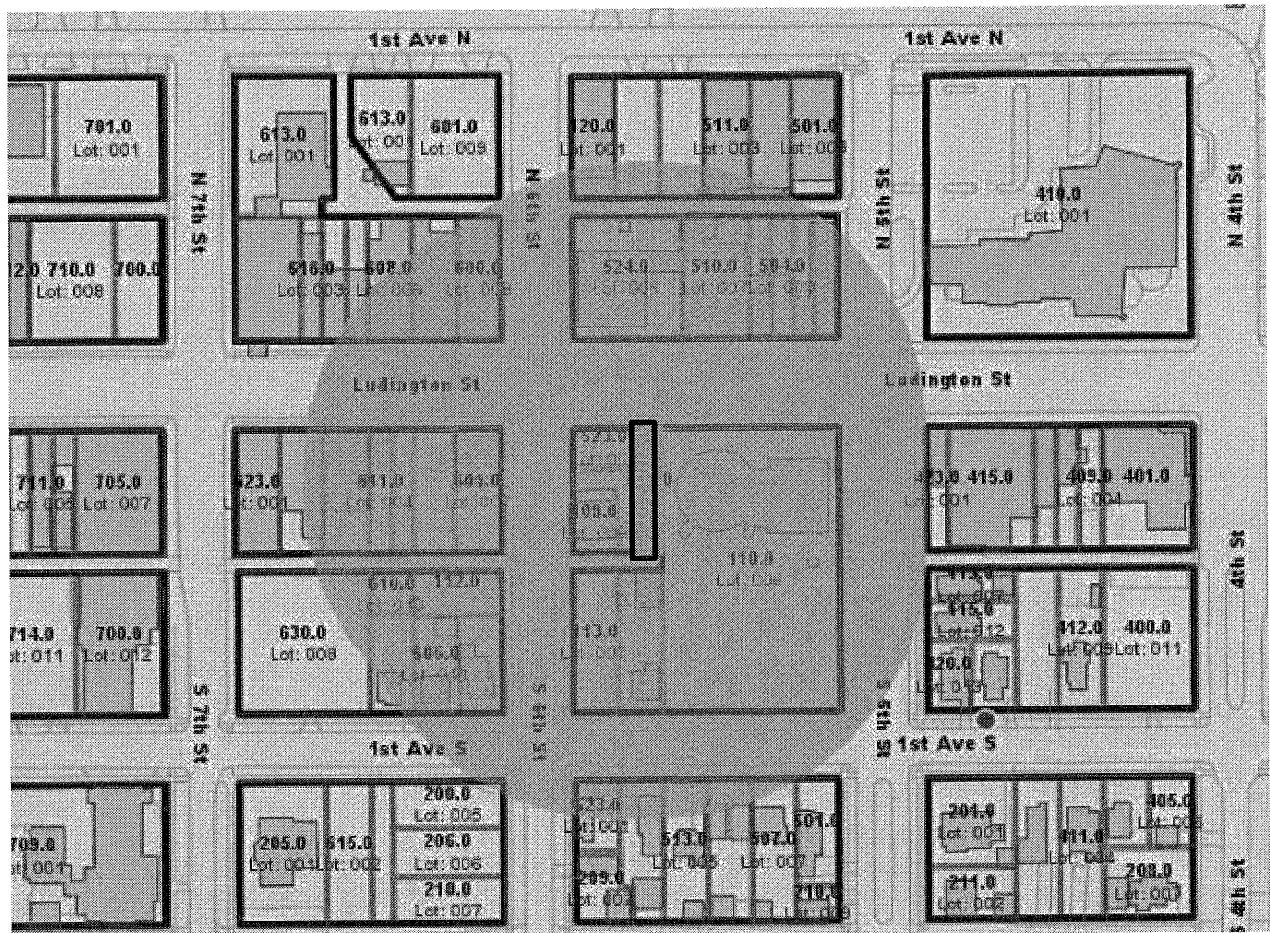
Sincerely,

Tyler Anthony, Planning & Zoning Administrator
on behalf of the Escanaba Zoning Board of Appeals

PROOF OF SERVICE – MAILING	
This document was enclosed in sealed envelope, first class postage fully prepaid, and deposited in the U.S. Government Mail.	
Addressee(s):	Assessed Property Owner/Occupant 300' Radius of 517 Ludington Street
Mailing Date:	April 27, 2023
Attested To By:	Heather Calouette City of Escanaba - City Hall



300' Radius from 517 Ludington Street



300' from 517 Ludington Street

Address (Physical)	Owner Name	Address (Owner's)	City (Owner's)	State (Owner's)	Zip Code (Owner's)
614 LUDINGTON ST	EAGLES FRATERNAL ORDER OF	608 LUDINGTON ST	ESCANABA	MI	49829-3830
614 LUDINGTON ST	EAGLES FRATERNAL ORDER OF	608 LUDINGTON ST	ESCANABA	MI	49829-3830
612 LUDINGTON ST	EAGLES FRATERNAL ORDER OF	608 LUDINGTON ST	ESCANABA	MI	49829-3830
608 LUDINGTON ST	EAGLES FRATERNAL ORDER OF	608 LUDINGTON ST	ESCANABA	MI	49829-3830
604 LUDINGTON ST	CENTAURUS HOLDINGS LLC	PO BOX 529	ESCANABA	MI	49829-0529
600 LUDINGTON ST	OGDEN NEWS PUBLISHING OF MI INC/O DAILY PRESS	600 LUDINGTON ST	ESCANABA	MI	49829-3830
120 N 6TH ST	VANEFFEN ENTERPRISES LLC	120 N 6TH ST	ESCANABA	MI	49829-3933
513 1ST AVE N	LUDINGTON POST SUITES	5808 G.5 RD	ESCANABA	MI	49829-9733
511 1ST AVE N	MDS ISD	507 1ST AVE N	ESCANABA	MI	49829-3931
507 1ST AVE N	HUMAN RES AUTH INC	507 1ST AVE N	ESCANABA	MI	49829-3931
501 1ST AVE N	N & R ENTERPRISES LLC	6820 M RD	ESCANABA	MI	49829-9451
524 LUDINGTON ST	LUDINGTON POST SUITES LLC	5808 G.5 RD	ESCANABA	MI	49829-9733
510 LUDINGTON ST	BPO ELKS/O FRATERNAL ORGANIZATION	PO BOX 354	ESCANABA	MI	49829-0354
506 LUDINGTON ST	CASS JACOB & JULIA	506 LUDINGTON ST	ESCANABA	MI	49829-3926
504 LUDINGTON ST	NBM HOLDINGS LLC	504 LUDINGTON ST	ESCANABA	MI	49829-3932
500 LUDINGTON ST	DELTA TRUST PROPERTIES LLC	500 LUDINGTON ST	ESCANABA	MI	49829-3926
517 1ST AVE N	LUDINGTON POST SUITES	5808 G.5 RD	ESCANABA	MI	49829-9733
502 LUDINGTON ST	NBM HOLDINGS LLC	504 LUDINGTON ST	ESCANABA	MI	49829-3932
617 LUDINGTON ST	UPPER DECKER LLC	11136 CLOVERLAWN DR	BRIGHTON	MI	48114-8130
613 LUDINGTON ST	2 LANE PROPERTIES LLC	7722 SUMMIT 19.55 DR	GLADSTONE	MI	49837-2455
611 LUDINGTON ST	2 LANE PROPERTIES LLC	7722 SUMMIT 19.55 DR	GLADSTONE	MI	49837-2455
609 LUDINGTON ST	2 LANE PROPERTIES LLC	7722 SUMMIT 19.55 DR	GLADSTONE	MI	49837-2455
605 LUDINGTON ST	MOVALSON-FIX LLC	601 LUDINGTON ST	ESCANABA	MI	49829-3801
601 LUDINGTON ST	MOVALSON-FIX LLC/O NORTHERN INSURANCE AGENCY	601 LUDINGTON ST	ESCANABA	MI	49829-3801
630 1ST AVE S	CARON TODD E & MARIA L/O CARON TODD & MARIE L	4954 WINDSONG 18.23 DR	ESCANABA	MI	49829-9692
608 1ST AVE S	ROBITAILLE DONELLE	608 1ST AVE S	ESCANABA	MI	49829-3733
112 S 6TH ST	PINOZEK DAVID J JR & JOANNE E	2514 S 21ST ST	ESCANABA	MI	49829-1903
112 S 6TH ST	PINOZEK DAVID J JR & JOANNE E	2514 S 21ST ST	ESCANABA	MI	49829-1903
606 1ST AVE S	RIVERA SAMUEL C	606 1ST AVE S	ESCANABA	MI	49829-3733
602 1ST AVE S	PINOZEK DAVID J & JOANNE E	2514 S 21ST ST	ESCANABA	MI	49829-1903
610 1ST AVE S	PINOZEK DAVID J JR & JOANNE E	2514 S 21ST ST	ESCANABA	MI	49829-1903
523 LUDINGTON ST	VARONI CALEB	2150 STATE HWY M-35	BARK RIVER	MI	49807
109 S 6TH ST	CROWE PAUL R & CAROL A	109 S 6TH ST	ESCANABA	MI	49829-3913
105 S 6TH ST	ESCANABA HOUSING COMMISSION	110 S 5TH ST	ESCANABA	MI	49829-3906
517 LUDINGTON ST	VARONI CALEB	2150 STATE HWY M-35	BARK RIVER	MI	49807
110 S 5TH ST	ESCANABA HOUSING COMMISSION	110 S 5TH ST	ESCANABA	MI	49829-3906
113 S 6TH ST	ESCANABA HOUSING COMMISSION	110 S 5TH ST	ESCANABA	MI	49829-3906
518 1ST AVE S	NUMMILIE CHARLES & MARINELL R	518 1ST AVE S	ESCANABA	MI	49829-3904
200 S 6TH ST	HARBOR LIGHTS CHURCH OF GOD	1210 MICHIGAN AVE	GLADSTONE	MI	49837-1414
523 1ST AVE S	WELLS MICHAEL C	523 1ST AVE S	ESCANABA	MI	49829-3903
517 1ST AVE S	BERG JUSTIN K & MIKKI L	503 S 30TH ST	ESCANABA	MI	49829-1222
513 1ST AVE S	AUGE HENRY V & CONNIE J	513 1ST AVE S	ESCANABA	MI	49829-3903
509 1ST AVE S	WATERS BRIAN & KRISTY	509 1ST AVE S	ESCANABA	MI	49829-3903
507 1ST AVE S	FITCH GORDON P & NICOLE L	507 1ST AVE S	ESCANABA	MI	49829-3903
501 1ST AVE S	BURROUGHS RICHARD J & M SUE LE	501 1ST AVE S	ESCANABA	MI	49829-3903
423 LUDINGTON ST	HAAS FARMS LLC	W4063 COUNTY ROAD 338	WALLACE	MI	49893-9745



Mark Hannemann, Chair
Brian Thorsen, Member
Tyler Anthony, Planning & Zoning Admin.

Jon Liss, Vice Chair
Richard Clark, Member

Don Curran, Member
Christopher Renner, Member
Ronald Beauchamp, City Council Liaison

ZONING BOARD OF APPEALS

Staff Report

Case # PZBA23-0002 Property Address: 517 Ludington Street

REQUEST OVERVIEW

Applicant: Northwoods Home Care & Hospice Property Owner: Caleb Varoni
Tax Parcel # 051-010-2929-308-004 Zoning District: E3: Central Commercial

Property Description:

East 1/2 of lot 5 of block 25 excluding west 9 inches of the original plat.

Request Description:

Applicant requests a 6-square-foot increase of the maximum copy area allowed for a primary wall sign at 517 Ludington Street. Current copy area is limited to 24 square feet per City of Escanaba Zoning Ordinance sec. 2011.2, table 2011.2.

REFERENCES, ATTACHMENTS

The following exhibits are attached to the Findings of Fact and may be referenced by this report:

- A. Zoning Board of Appeals application
- B. Daily Press public hearing notification
- C. Letter to property owners within 300' radius & address list
- D. Written responses received from citizens (if any)

Additionally, the following items are attached to this report:

- 1. Sign permit application – March 8, 2022
- 2. Sign permit application – August 2, 2022
- 3. Correspondence between Meier’s Signs, the applicant’s sign contractor, and Interim Zoning Administrator Calouette – August 2, 2022
- 4. Sign Permit Denial Letter – September 29, 2022
- 5. Correspondence between Meier’s Signs and Zoning Administrator Anthony – September 30, 2022
- 6. Sec. 2011.2 excerpted from the City of Escanaba Zoning Ordinance

VARIANCES

The Zoning Board of Appeals, in accordance with Sec. 304.2, may authorize a dimensional variance from the terms of the Ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the Ordinance would result in practical difficulty (Sec. 303.1.3).

The Zoning Board of Appeals may authorize upon appeal in specific cases such variance from the terms of the Zoning Ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the Ordinance would result in practical difficulty in accordance with this section. A variance from the terms of the Ordinance shall not be granted by the Zoning Board of Appeals unless and until all requirements of the variance process are fulfilled (Sec. 304.2).

APPLICATION HISTORY

An application to appear before the Zoning Board of appeals was received on April 10, 2023. Since this petition is not appealing any administrative decision, there is no 15-day filing requirement to be met.

On the received application, the desired request was indicated as a “use variance”. However, the request itself aligns more with a dimensional variance, and staff classified it as such.

PUBLIC HEARING NOTICES

The Zoning Administrator shall set and notice a public hearing in accordance with Section 201.5 and transmit to the Zoning Board of Appeals all papers and records regarding the appeal (Zoning Ordinance Sec. 304.2.2).

Public hearing notification requirements have been fulfilled as follows:

300’ Radius to Neighbors:	April 27, 2023
Daily Press Newspaper:	April 28, 2023
City of Escanaba Website & Facebook:	April 26, 2023

STANDARDS FOR REVIEW

The Zoning Board of Appeals shall make findings that a “practical difficulty” has been shown by the applicant by finding that all of the following requirements have been met by the applicant for a variance (Sec. 304.2.3).

Included below each standard is a staff response to application of that standard. These responses are intended to be compared with each of the applicant’s responses contained in Exhibit A.

A. Special Conditions and Circumstances Unique to the Land, Structure, or Building.

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings in the same district.

Staff Response:

There are no peculiar conditions or circumstances which involve this land or building. The lot is 24’-3” wide, and most other lots in this district are either 25’ or 50’ in width. The building displays a prominent “signable area”, or an architecturally continuous wall surface uninterrupted by doors, windows, or architectural detail at the wall’s top. This area was previously occupied by a nonconforming wall sign, which was removed around the time the property was bought by Caleb Varoni. Otherwise, the property and building are normal from a zoning perspective.

B. Rights of Similar Properties in the Same Districts.

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other similar properties in the same district under the terms of this Ordinance.

Staff Response:

No such rights would be deprived. There is a perceived right being denied the applicant, however, as numerous nonconforming signs exist in the district which are over area restrictions.

C. Not a Result of Actions of the Applicant.

That the special conditions and circumstances do not result from the actions of the applicant.

Staff Response:

The circumstances do indeed originate from the applicant's actions. A conforming sign could easily be obtained. Other legal sign options are available as well, such as a projecting sign. An illusion of circumstances being created by the previous occupant does exist, but that is all it is. What is now gone does not affect what lies before us now.

D. Special Privileges Prohibited.

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district.

Staff Response:

It certainly would be a special privilege. Other oversized signs are present in the district, but they are all either nonconforming or blatantly illegal. Allowing a sign to be legally larger than what is otherwise permitted is exactly the type of action this standard protects against.

E. Comparison to Other Lands, Structures, or Buildings Not a Factor.

That no nonconforming use of neighboring lands, structures, or buildings in the same district and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

Staff Response:

Consideration of nonconforming signs in this district, current or past, seem to be a core basis for the applicant's request. It is difficult to see otherwise.

F. Strict Compliance is Unnecessarily Burdensome.

That strict compliance with area, setbacks, frontage, height, bulk, or density would unreasonably prevent the owner from using the property for a permitted purpose and would thereby render the conformity unnecessarily burdensome for other than financial reasons.

Staff Response:

No provision of the current ordinance would cause conformity to be unnecessarily burdensome.

G. Substantial Justice.

That a variance would do substantial justice to the applicant, as well as to other property owners in the district (the ZBA, however, may determine that a reduced relaxation would give substantial relief and be more just).

Staff Response:

Substantial justice would not be done by this variance.

H. Impact.

That the proposed variance will not impair an adequate supply of light and air to adjacent property or increase the congestion in public streets; that the variance will not increase the hazard of fire or flood or endanger public safety; that that the variance will not unreasonably diminish or impair established property values within the surrounding area; and that the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Staff Response:

It is true that this variance would not cause any adverse effects per this standard.

I. Minimum Variance Necessary.

That the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Staff Response:

Staff does not know how to determine what the minimum necessary variance would be in this case.

J. Purpose and Intent of the Zoning Ordinance.

That the granting of the variance will be in harmony with the general purpose and intent of this Ordinance.

Staff Response:

It is staff's opinion that granting this variance would not meet the purpose or intent of the ordinance.

STAFF ANALYSIS

From staff's perspective this variance is a symptom of a larger issue. Namely, chapter 20 (Signs) of the zoning ordinance needs a major overhaul to make it more functional. That is not of concern for the Zoning Board of Appeals, but again, this is an example of how the ordinance does not necessarily produce acceptable results. The Board is bound to uphold the ordinance, regardless of any sentiments toward it.

But returning to the issue at hand, staff has a recommendation for the applicant which may achieve a better result. As mentioned in standard C's response, a projecting sign would likely achieve the applicant's desire for better visibility. Rather than relying on the sheer visual mass of a large wall sign to let patrons know where they are, a projecting sign would be far more visible from a distance. With approach to the business being only from the east or west, a sign which faces both ways would be a more effective visual cue than one which faces north.

An entirely legal design solution to this problem would be far more acceptable than making an exception from the law; an exception that no other property may exercise.

Respectfully submitted,



Tyler Anthony, Planning & Zoning Administrator
City of Escanaba

May 5, 2023

Date



SIGN PERMIT APPLICATION
 Planning & Zoning Department - 906-786-9402

SUBMISSION INFORMATION

Email: permits@escanaba.org
 Mail: Planning & Zoning Dept., PO Box 948, Escanaba, MI 49829
 In Person: 410 Ludington Street, 2nd Floor (M-F, 7:30a-4p)

Fee: \$40.00 (Cash, Check, Credit Card)
 Checks: Make payable to City of Escanaba.
 Credit Cards: Additional processing fee applies. Accepted in person or over phone after application is submitted.

PROPERTY INFORMATION (Where the sign is to be located)

Property Address **517 Ludington Street** Parcel # **051-010-2929-308-004**

PROJECT INFORMATION

Is there any electrical work being completed? No Yes – **MUST ATTACH** (if not already on file):
 **State of MI Electrical Sign Special Contractor OR Electrician License
 **Certificate of Liability Insurance

Qty.	Sign Type	Required Information
<u>1</u>	Wall Signs	#1 Location: <input checked="" type="checkbox"/> Main Wall <input type="checkbox"/> Secondary Wall Wall Length <u>24'</u> Wall Facing Direction: <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West Sign Dimensions: Length <u>16'</u> Width <u>4'</u> Total Area: <u>64 sq/ft</u>
		#2 Location: <input type="checkbox"/> Main Wall <input type="checkbox"/> Secondary Wall Wall Length _____ Wall Facing Direction: <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West Sign Dimensions: Length _____ Width _____ Total Area: _____ Attach additional information if more than two (2) wall signs are proposed.
_____	Pole/Pylon Signs	Sign Dimensions: Length _____ Width _____ Total Area: _____ Total Height (from ground to topmost portion of sign/structure) _____ Clearance Height (from ground to bottom of sign face) _____ Distance from curb to portion of sign nearest the curb _____
_____	Ground/Monument Signs	Sign Dimensions: Length _____ Width _____ Total Area: _____ Total Height from ground to topmost portion of sign/structure _____ Distance from curb to portion of sign nearest the curb _____
_____	Message Board Signs	Type: <input type="checkbox"/> Electronic (EMC) <input type="checkbox"/> Manual Change For EMC Signs: *Does sign have automatic dimming? <input type="checkbox"/> Yes <input type="checkbox"/> No *Maximum luminance level (in Nits) _____
_____	Canopy/Awning Signs	Area of canopy/awning (side/portion where sign is to be affixed) _____ Height of sign _____
_____	Projecting Signs	Distance from building to furthest projection point of sign _____ Distance from ground to lowest point of sign _____
_____	Other Signs	Describe fully (including all dimensions, area, height, location), etc.:

EXISTING SIGNS ON PROPERTY – List all existing signs		
Sign Type (wall, pole, etc.)	Copy Area/Dimensions	Location on Building/Property

ATTACHMENT CHECKLIST
<input checked="" type="checkbox"/> Photos of all existing signs on the property – All Applications (unless there are no existing signs)
<input checked="" type="checkbox"/> Photos/drawings of proposed signs – All Applications
<input checked="" type="checkbox"/> Property Overview Map showing sign locations – For pole/pylon and ground/monument signs only
<input checked="" type="checkbox"/> State of MI Sign Specialty Contractor License OR State of MI Electrician License – For signs requiring electrical work
<input checked="" type="checkbox"/> Certificate of Liability Insurance – For signs requiring electrical work

CONTACT INFORMATION & SIGNATURES

I acknowledge that the information in this application is true, and if found not to be true, any permit that may be issued may be void. I agree to comply with the conditions and regulations provided with any permit that may be issued and will also comply with all applicable sections of the City of Escanaba Zoning Ordinance. I give permission for officials of the City of Escanaba, the County, and the State of Michigan to enter the property subject to this permit application for purposes of inspection. Finally, I understand that this is a sign permit application (not a permit) and that a sign permit, if issued, conveys only land use rights, and does not include any representation or conveyance of right in any other statute, building code, deed restriction or other property rights.

I understand that submission of this application IS NOT an authorization to begin work. Work may only commence after issuance of the permit.

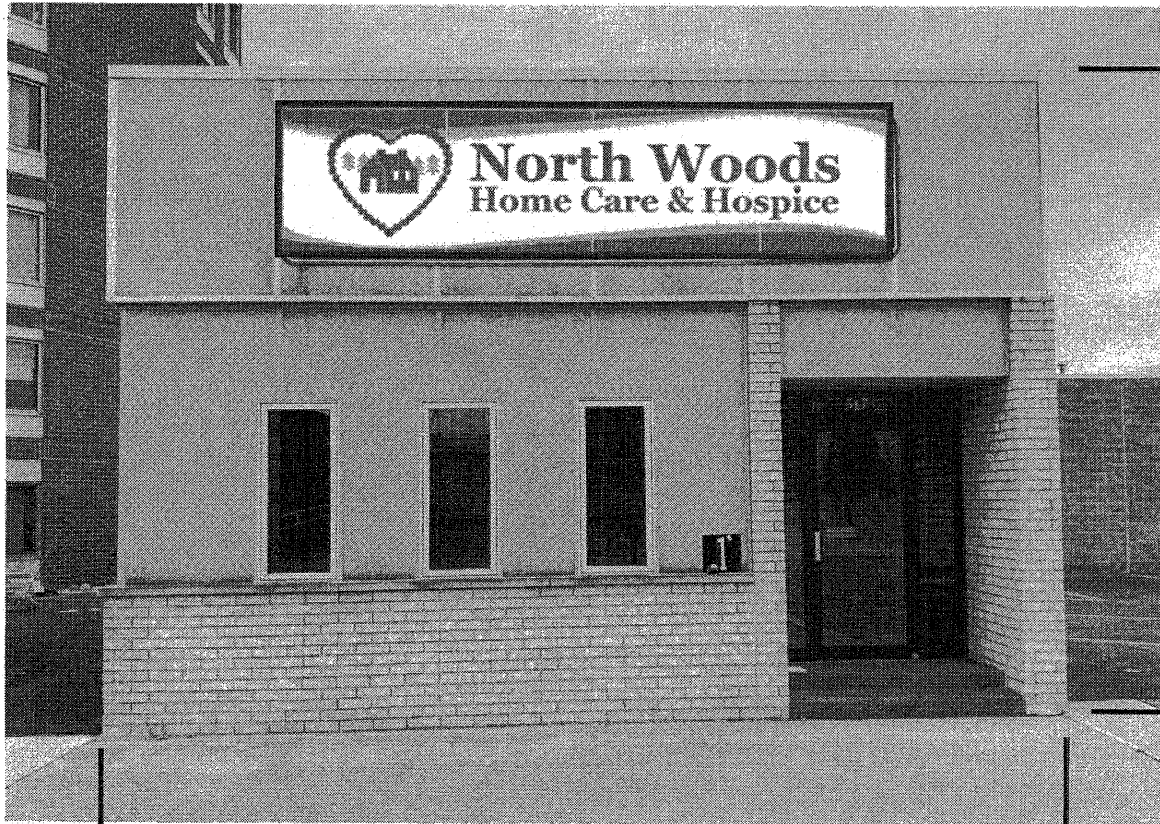
PROPERTY OWNER – SIGNATURE REQUIRED ON ALL APPLICATIONS		BUSINESS OWNER (if different than property owner)	
Company	North Woods Homecare & Hospice	Company	
Name	Caleb Varoni	Name	
Address	517 Ludington Street	Address	
City, State, ZIP	Escanaba, MI 49829	City, State, ZIP	
Phone #		Phone #	
Email		Email	
Signature →		Signature →	
Date	2/18/22	Date	

SIGN INSTALLER INFORMATION & SIGNATURE

Company	Meiers Signs Inc	Are you licensed by the City of Escanaba to install signs for the current calendar year? (If no, please contact the Clerk's Office at 906-786-1194 to begin licensing process. Permit will not be issued until local sign installer licensing is complete.)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Contact Name	Tim McIntyre		
Address	1717 North Lincoln Road		
City, State, ZIP	Escanaba, MI 49829		
Phone #	906-786-3424		
Email			
Signature →			
Date	1/19/2022		

***** THIS SECTION CITY STAFF USE ONLY *****

Zoning Designation	E-3 (Central Comm.)	DDA District?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Easements? (For Pole & Ground Signs)	
Date Submitted	3/8/2022	Fee Paid	\$ 40.00	Receipt #	9270598



200"

24'

Purposed Sign: 4' x 16' / 64 sq/ft



Existing Signs -
North Elevation: 4' x 16' / 64 sq/ft
East Elevation: sign is coming down





SIGN PERMIT APPLICATION

Planning & Zoning Department - 906-786-9402

SUBMISSION INFORMATION	
Email: permits@escanaba.org	Fee: \$40.00 (Cash, Check, Credit Card)
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In Person: 410 Ludington Street, 2 nd Floor (M-F, 7:30a-4p)	Credit Cards: Additional processing fee applies. Accepted in person or over phone after application is submitted.

PROPERTY INFORMATION (Where the sign is to be located)	
Property Address 517 Ludington	Parcel # 051-010-2929-308-004

PROJECT INFORMATION	
Is there any electrical work being completed?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - MUST ATTACH (if not already on file): **State of MI Electrical Sign Special Contractor OR Electrician License **Certificate of Liability Insurance

Qty.	Sign Type	Required Information
1	Wall Signs	Location: <input checked="" type="checkbox"/> Main Wall <input type="checkbox"/> Secondary Wall #1 Wall Length <u>24'</u> Wall Facing Direction: <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West Sign Dimensions: Length <u>16'</u> Width <u>4'</u> Total Area: <u>64 sq/ft</u>
		Location: <input type="checkbox"/> Main Wall <input type="checkbox"/> Secondary Wall #2 Wall Length _____ Wall Facing Direction: <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West Sign Dimensions: Length _____ Width _____ Total Area: _____
		Attach additional information if more than two (2) wall signs are proposed.
_____	Pole/Pylon Signs	Sign Dimensions: Length _____ Width _____ Total Area: _____ Total Height (from ground to topmost portion of sign/structure) _____ Clearance Height (from ground to bottom of sign face) _____ Distance from curb to portion of sign nearest the curb _____
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_____	Message Board Signs	Type: <input type="checkbox"/> Electronic (EMC) <input type="checkbox"/> Manual Change For EMC Signs: *Does sign have automatic dimming? <input type="checkbox"/> Yes <input type="checkbox"/> No *Maximum luminance level (in Nits) _____
_____	Canopy/Awning Signs	Area of canopy/awning (side/portion where sign is to be affixed) _____ Height of sign _____
_____	Projecting Signs	Distance from building to furthest projection point of sign _____ Distance from ground to lowest point of sign _____
_____	Other Signs	Describe fully (including all dimensions, area, height, location), etc.:

EXISTING SIGNS ON PROPERTY – List all existing signs		
Sign Type (wall, pole, etc.)	Copy Area/Dimensions	Location on Building/Property

ATTACHMENT CHECKLIST
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<input checked="" type="checkbox"/> Certificate of Liability Insurance – For signs requiring electrical work

CONTACT INFORMATION & SIGNATURES

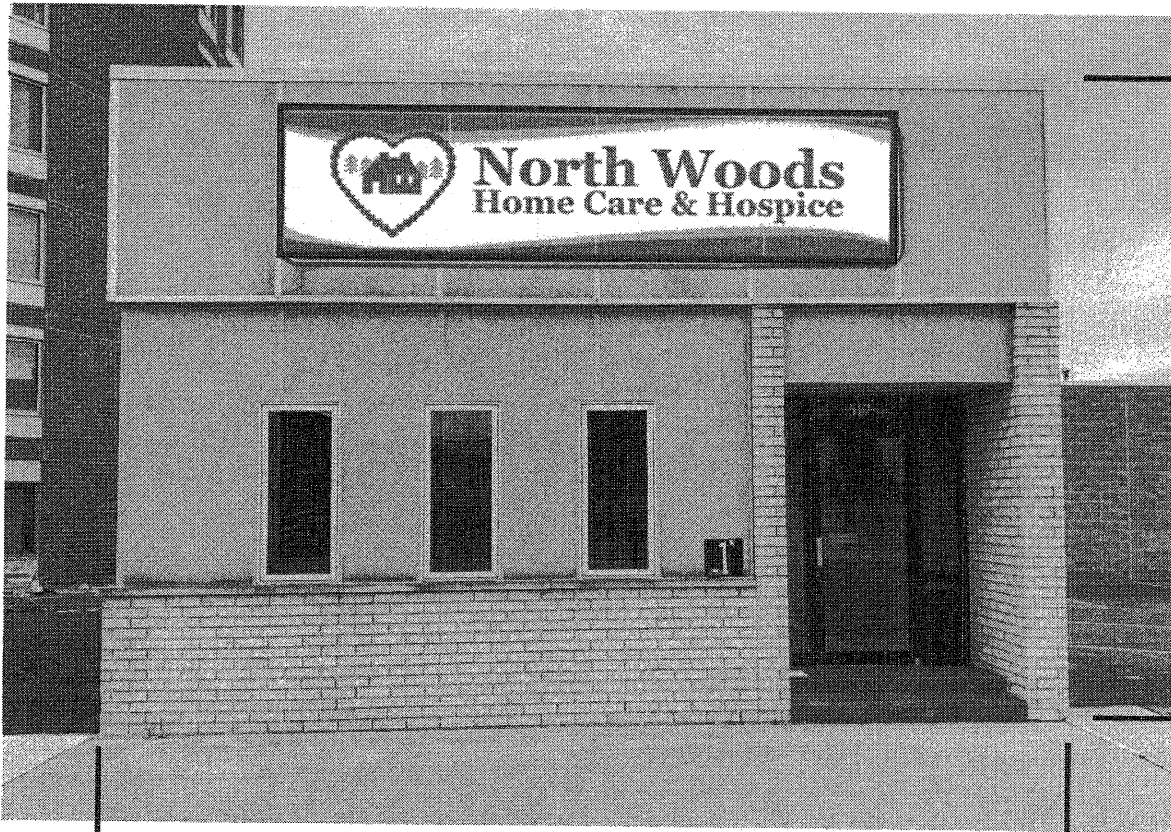
I acknowledge that the information in this application is true, and if found not to be true, any permit that may be issued may be void. I agree to comply with the conditions and regulations provided with any permit that may be issued and will also comply with all applicable sections of the City of Escanaba Zoning Ordinance. I give permission for officials of the City of Escanaba, the County, and the State of Michigan to enter the property subject to this permit application for purposes of inspection. Finally, I understand that this is a sign permit application (not a permit) and that a sign permit, if issued, conveys only land use rights, and does not include any representation or conveyance of right in any other statute, building code, deed restriction or other property rights.

I understand that submission of this application IS NOT an authorization to begin work. Work may only commence after issuance of the permit.

PROPERTY OWNER SIGNATURE REQUIRED ON ALL APPLICATIONS		BUSINESS OWNER (if different than property owner)	
Company	Northwoods Homecare & Hospice	Company	
Name	Caleb Varoni	Name	
Address	517 Ludington Street	Address	
City, State, ZIP	Escanaba, MI 49289	City, State, ZIP	
Phone #		Phone #	
Email		Email	
Signature →		Signature →	
Date	7/19/2022	Date	

SIGN INSTALLER INFORMATION & SIGNATURE		
Company	Meiers Signs Inc	Are you licensed by the City of Escanaba to install signs for the current calendar year? (If no, please contact the Clerk's Office at 906-786-1194 to begin licensing process. Permit will not be issued until local sign installer licensing is complete.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Contact Name	Tim McIntyre	
Address	1717 North Lincoln Road	
City, State, ZIP	Escanaba, MI 49829	
Phone #	906-786-3424	
Email		
Signature →		
Date	7/19/2022	

***** THIS SECTION CITY STAFF USE ONLY *****					
Zoning Designation	E-3 Central Comm.	DDA District?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Easements? (For Pole & Ground Signs)	
Date Submitted	8/2/2022	Fee Paid	\$	Receipt #	



200"

24'

Purposed Sign: 4' x 16' / 64 sq/ft
 (keeping the same square footage as the existing sign)



Existing Signs -
 North Elevation: 4' x 16' / 64 sq/ft
 East Elevation: sign is coming down



Heather Calouette

From: Heather Calouette
Sent: Tuesday, August 2, 2022 1:47 PM
To: Tim McIntyre
Subject: RE: 517 Ludington Street- North Woods Home Care & Hospice

The maximum copy area is 24 s.f. It appears that the proposed sign is over 50% of the maximum copy area (64 s.f.). The current signs do not have a permit on file, nor do they fall under the 25% overage allowed in the Sign Ordinance Amnesty Policy, so any change to this sign will trigger the requirement of full compliance with the current ordinances.

From: Tim McIntyre [REDACTED]
Sent: Tuesday, August 2, 2022 12:26 PM
To: Heather Calouette <hcalouette@escanaba.org>
Subject: Re: 517 Ludington Street- North Woods Home Care & Hospice

Hi Heather -

Are you able to tell me what the 25% increase will allow for square footage so I can revise the artwork.

Are they allowed 24 sq/ft + the 25% increase?

Thank you,

Tim

On 8/2/2022 9:39 AM, Heather Calouette wrote:

Hi,

We received a sign application for North Woods Home Care & Hospice at 517 Ludington Street. This application was originally submitted on 3/8/2022 with a \$40 payment. On 3/8/2022 the Zoning Administrator had reached out to you to notify you that the sign was too large. It was noted that Meiers Signs would contact the owner and resubmit a new application. On 8/2/2022 we received a new application but the measurements for the wall sign remained the same. We also received an additional \$40 payment which was previously paid on 3/8/2022. I will mail the \$40 check back to you today. According to the sign amnesty policy dimensional nonconformities of under 25% relating to copy area, height, and setback location can be approved by the Zoning Administrator. It appears that the purposed sign is over 25% of the maximum copy area. Please let me know how you would like to proceed.

Thank you,
Heather



September 29, 2022

North Woods Homecare & Hospice, Attn. Caleb Varoni
517 Ludington Street
Escanaba, MI 49829

RE: 517 Ludington Street – Sign Permit Denial

Dear Property Owner:

Your Sign permit application has been reviewed according to the standards within the Zoning Ordinance and has been **DENIED** because it does not comply with the following standards:

2011.2. Wall Signs. Wall signs shall be permitted on any wall of a building. The total allowable square footage of a wall sign area shall be computed based on the linear length of the length of the front of the building based on the legal property address at the rate indicated in Table 2011.2. For buildings with multiple tenants, only the portion of the building occupied by the tenant applicant shall be included in the calculations. The maximum allowable wall sign area per wall shall not be transferable to another wall.

According to **Table 2011.2**, maximum copy area on the main wall is restricted to:

“One (1) square foot per building length footage occupied by business, not to exceed 200 square feet.”

The main wall is listed as 24 feet in length, and by this standard only a sign of 24 square feet is permitted. The sign proposed in this application would have an area of 30 square feet.

At this point, you have the following options:

1. Do not pursue the matter any further.
2. Reapply for a permit with the necessary modifications to show that the above-cited items are brought into compliance.
3. If you feel I have made an error in the decision and/or in the interpretation of the Zoning Ordinance, you may appeal this decision to the Zoning Board of Appeals within 15 days of the date of this letter. The application and \$250 fee must be received in this office by October 14, 2022.
4. Seek a variance from the Zoning Board of Appeals within 15 days of the date of this letter. The application and \$250 fee must be received in this office by October 14, 2022.
5. Seek to have the Zoning Ordinance amended.

If you wish to review the application for the Zoning Board of Appeals for items 3-4 above, you may access it on our website at: <https://www.escanaba.org/planning/page/zoning-board-appeals-application>. Please let me know right away if you intend to pursue items 2-5 above so that I can advise you on the process, direct you to the right forms, and ensure that any proper filing deadlines are met. If you have any other questions or need further assistance, please feel free to contact me.

Regards,

A handwritten signature in black ink that reads "Tyler Anthony".

Tyler Anthony
Planning & Zoning Administrator

Enclosures: Denied Permit Application

Tyler Anthony

From: Tyler Anthony
Sent: Friday, September 30, 2022 3:56 PM
To: Tim McIntyre
Cc: Heather Calouette
Subject: RE: 517 Ludington Street

Categories: 517 Ludington Street

This meets our requirements. If your client approves, we can certainly move forward.

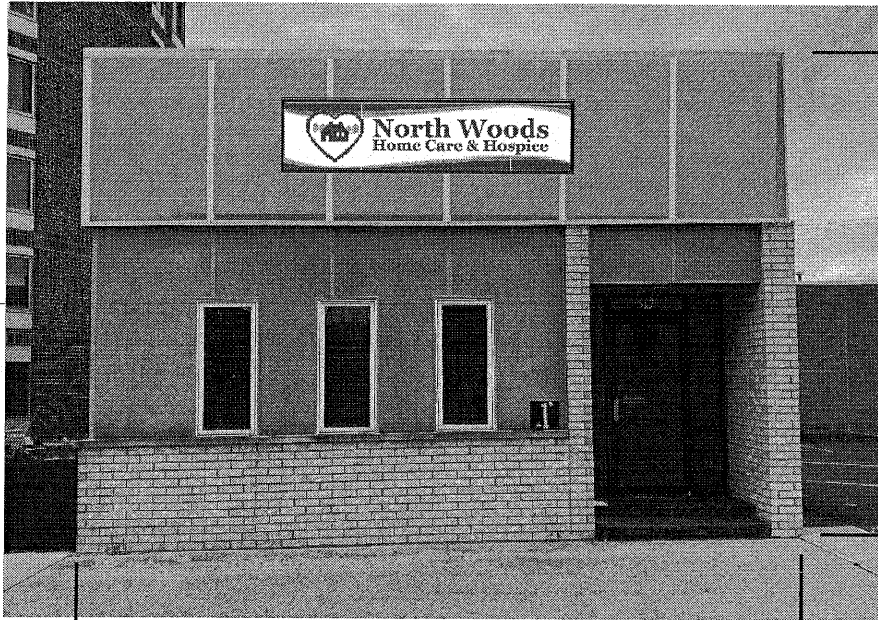
Tyler Anthony
Planning and Zoning Administrator
City of Escanaba
410 Ludington Street
Escanaba, MI 49829



From: City of Escanaba - Permits <permits@escanaba.org>
Sent: Friday, September 30, 2022 3:49 PM
To: Tyler Anthony <tanthony@escanaba.org>
Subject: FW: 517 Ludington Street

From: Tim McIntyre <>
Sent: Friday, September 30, 2022 3:48 PM
To: City of Escanaba - Permits <permits@escanaba.org>; Caleb Varoni - NWHCH [REDACTED]
Subject: Re: 517 Ludington Street

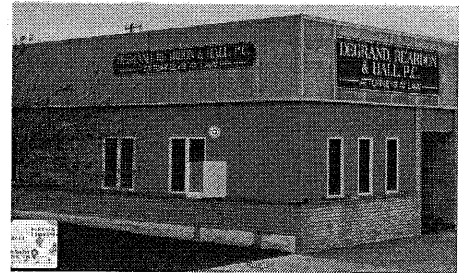
Would this be acceptable for all parties?



200"

24'

Purposed Sign: 30" x 114" / 23.75 sq/ft



Existing Signs -
 North Elevation: 4' x 16' / 64 sq/ft
 East Elevation: sign is coming down

www.meiers-signs.com • 906-786-3424 • 1717 N Lincoln Rd Escanaba, Michigan



& Appa

On 9/29/2022 3:30 PM, City of Escanaba - Permits wrote:

Please see the attached letter. Please direct questions to the Zoning Administrator at 906-786-9402 Ext 2.

CHAPTER 20 – SIGNS

Section 2011 – Specifications for Permanent Signs Within the Downtown Development Authority District Requiring a Permit

2011.2 Wall Signs

Wall signs shall be permitted on any wall of a building. The total allowable square footage of a wall sign area shall be computed based on the linear length of the length of the front of the building based on the legal property address at the rate indicated in Table 2011.2. For buildings with multiple tenants, only the portion of the building occupied by the tenant applicant shall be included in the calculations. The maximum allowable wall sign area per wall shall not be transferable to another wall.

Table 2011.2 – Wall Signs	
<i>Wall Location</i>	<i>Maximum Sign Copy Area Rate</i>
Main Wall (Limited to one wall chosen at owner’s discretion)	One (1) square foot per building length footage occupied by business, not to exceed 200 square feet.
Secondary Walls	One (1) square foot per building length footage, not to exceed 100 square feet

2011.2.1 Parapet/Roofline

Not extend above the parapet or roofline of the building to which the sign is attached.

2011.2.2 Location

Wall signs must be placed within a clear signable area. Signable areas are defined as an architecturally continuous wall surface uninterrupted by doors, windows, or architectural detail.

2011.2.3 Mounting

Wall signs must be mounted flush and fixed securely to the building wall, projecting not more than twelve (12) inches from the face of a building wall, and not extending sideways beyond the building face or above the highest line of the building to which it is attached.

2011.2.4 Home Occupation

A sign identifying a home occupation must be wall-mounted on the building and be not more than three (3) square feet with any side dimension exceeding thirty-six (36) inches.

CHAPTER 20 – SIGNS

Section 2002 – Definitions

2002.1 General.

For the purpose of these regulations, the following words and phrases shall be defined as specified below:

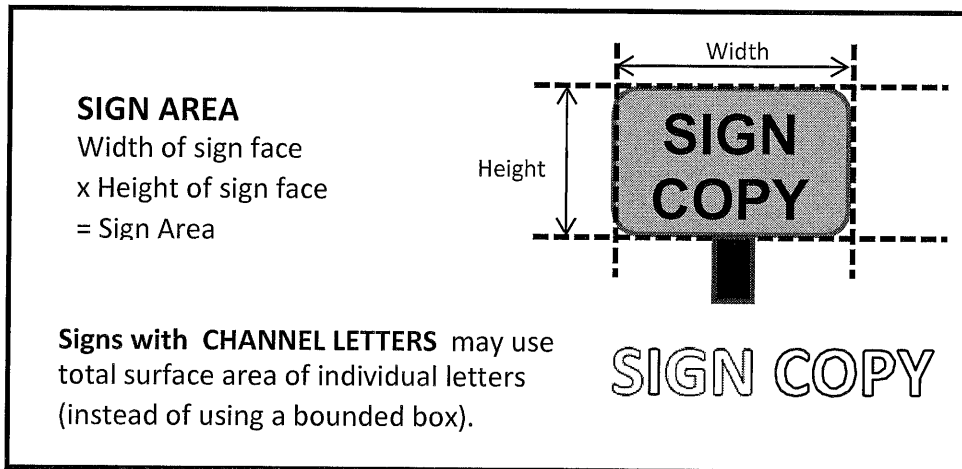
...

Sign. Any object, device, or structure, or part thereof, situated outdoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, products, service, event or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. Signs do not include the flag or emblem of any nation, organization of nations, state, city, or any fraternal, religious or civic organizations; works of art which in no way identify a product; or scoreboards located on athletic fields.

Sign Copy. The copy comprising of content and message of a sign to include logo.

Sign Area:

- A. **Area of Shapes.** The entire area within a circle, triangle, or parallelogram enclosing the extreme limits of writing, representation, emblem, or any figure of similar character, together with any frame or other material or color forming an integral part of the display or use to differentiate the sign from the background against which it is placed; excluding the necessary supports or uprights on which such sign is placed. Channel-style lettering may be calculated on the actual total surface area of the individual letters or components instead of by a bounded box.



- B. **Area of Two (2) or More Sign Faces.** Where a sign has two (2) or more faces, the area of all faces shall be included in determining the area of the sign, except that where two (2) such faces are placed back to back and are at no point more than two (2) feet from one another, the area of the sign shall be taken as the area of one (1) face if the two (2) faces are of equal size, or as the area of the larger face if the two (2) faces are of unequal size.