

CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, AUGUST 27, 2014 6:30 PM
TOWN HALL ROOM

A. CALL MEETING TO ORDER

B. APPROVAL OF AGENDA

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

- August 6, 2014
- August 13, 2014

D. NEW BUSINESS

1. ZBA CASE NO. 14-08-27-1 NORTHERN SIGN COMPANY, INC., 101 E. WALTON, PONTIAC, MI 48340

DESCRIPTION: 2090 Grand River Avenue
TAX PARCEL: 21-226-003
ZONING DISTRICT: C-2 (Commercial)

The applicant is requesting a variance from the following section of the Code of Ordinances:

- Section 86-687(3)c., which states in the case of multitenant structures, one (1) wall sign shall be permitted for each tenant having an individual means of public access up to a size equivalent to one (1) square foot for each one (1) lineal foot of building frontage occupied.

The applicant is requesting a variance to allow a wall sign in a multitenant building, on a side (west side) where there is no individual means of public access for Payless ShoeSource, at 2090 Grand River Avenue.

2. ZBA CASE NO. 14-08-27-2 SIGNARAMA, 2189 W. GRAND RIVER AVENUE, OKEMOS, MI 48864

DESCRIPTION: 2189 W. Grand River Avenue
TAX PARCEL: 21-251-013
ZONING DISTRICT: C-2 (Commercial)

The applicant is requesting variances from the following section of the Code of Ordinances:

- Section 86-687(4)g., which states the freestanding sign shall be located in the front yard with the leading edge at least ten feet back of the street right-of-way line.

E. OTHER BUSINESS

F. PUBLIC REMARKS

G. BOARD MEMBER COMMENTS

H. ADJOURNMENT

I. POST SCRIPT – Phil Deschaine

Information regarding the request may be examined at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan 48864-1198, between the hours of 8:00 am and 5:00 pm, Monday through Friday. Comments may be made in writing addressed to the Zoning Board of Appeals at 5151 Marsh Road, Okemos, MI 48864 or may be made at the hearing.

BRET DREYFUS
TOWNSHIP CLERK

ZONING BOARD OF APPEALS PUBLIC HEARING PROCEDURE

Persons wishing to address the topic of a scheduled public hearing are encouraged to present their remarks during the public hearing portion of the Zoning Board of Appeals meeting. **If you do intend to speak before the Zoning Board of Appeals please sign in at the door.** During a public hearing, the following order shall be used:

1. Township Staff Review
2. Comments by the applicant or applicant's designee(s)
3. Comments by other persons
4. Applicant rebuttal
5. ZBA members discuss the case. If necessary, the applicant may be asked to respond to questions from the ZBA members
6. Action by the ZBA

Persons wishing to appeal a decision of the Zoning Board of Appeals shall do so in accordance with Michigan Court Rules of Appeals to Circuit Court MCR 7.101.

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CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING MINUTES ***DRAFT***
5151 MARSH ROAD, OKEMOS MI 48864-1198
517.853.4000
WEDNESDAY, AUGUST 6, 2014

PRESENT: Members, Deschaine (alt.), Jackson, Hershiser, Chair Beauchine,
ABSENT: Members Ohlrogge and LeGoff
STAFF: Rick Brown, Associate Planner
Mark Kieselbach, Director of Community Planning & Development

A. CALL MEETING TO ORDER

Chair Beauchine called the meeting to order at 6:30 p.m.

B. APPROVAL OF AGENDA

MEMBER HERSHISER MOVED TO APPROVE THE AGENDA AS WRITTEN
SECONDED BY MEMBER DESCHAINÉ
VOICE VOTE: Motion carried unanimously.

C. CORRECTIONS, APPROVAL, & RATIFICATION OF MINUTES

Wednesday, July 9, 2014
MEMBER JACKSON MOVED TO APPROVE THE MINUTES AS WRITTEN
SECONDED BY MEMBER HERSHISER
VOICE VOTE: Motion carried unanimously.

D. UNFINISHED BUSINESS

None

E. NEW BUSINESS

- 1. ZBA CASE NO. 14-08-06-1 CLINTON J. SCHEIDEGGER, 1436 JOLLY ROAD, OKEMOS, MI 48864**
- | | |
|------------------|------------------------|
| DESCRIPTION: | 1436 Jolly Road |
| TAX PARCEL: | 35-300-005 |
| ZONING DISTRICT: | RR (Rural Residential) |

The applicant is requesting variances to allow for the addition of a 12' x 16' deck onto the rear of the dwelling at 1436 Jolly Road.

Mr. Brown outlined the case for discussion.

Mr. Clinton Scheidegger, 1436 Jolly Road, Okemos, the applicant, stated he did not have anything to add to Mr. Brown's outline of the case.

Chair Beauchine noted the survey submitted did not show the garage accurately. He asked Mr. Scheidegger if the deck will be blocking the entrance to the garage located at the back of the house.

Mr. Brown stated the property received a variance in 1999 to build a two bay garage where a one bay garage had existed but the garage improvement was not shown on the submitted survey.

Member Jackson asked if the 1999 variance allowed encroachment into the setbacks.

Chair Beachine said the submitted survey was from 1988 which is why it is not an exact match.

Mr. Scheidegger said the deck would not be blocking the door to the garage.

Chair Beauchine asked Mr. Kieselbach if the deck would increase the non-conformity of the house.

Mr. Kieselbach explained the 1999 variance did not change the non-conformity of the property which is the reason for the current request.

Mr. Hershiser asked what is behind the property.

Mr. Brown stated there is open space behind the property to the north.

Mr. Hershiser asked if there was a home on the adjacent lot.

Mr. Scheidegger said there is a home on the adjacent lot to the east.

MEMBER HERSHISER MOVED TO APPROVE THE VARIANCE AS WRITTEN.

SECONDED BY MEMBER DESCHAIINE

Mr. Hershiser outlined the review criteria (Section 86-221) and said the case meets a majority of the Review Criteria.

VOICE VOTE: YES: MEMBER HERSHISER, DESCHAIINE, JACKSON AND CHAIR
BEAUCHINE
NO: NONE
MOTION CARRIES 4-0.

2. ZBA CASE NO. 14-08-06-2 WILLIAM KIRK, 2533 KOALA DRIVE, EAST LANSING, MI 48823

DESCRIPTION: 2533 Koala Drive
TAX PARCEL: 17-280-009
ZONING DISTRICT: RA (Single Family-Medium Density)

The applicant is requesting variance to allow replacement of decks on a non-conforming single-family dwelling at 2533 Koala Drive.

Mr. Brown outlined the case for discussion.

Mr. William Kirk, 2533 Koala Drive, East Lansing, 48823, the applicant, explained he did not realize when he purchased the property the deck was not permitted. He wants to replace the existing deck due to its condition.

Mr. Jack Palmer, 4159 Van Atta Road, Williamston, the builder for the project, explained the applicant originally wanted a more elaborate project but when he learned the deck was never properly approved and the survey did not match the one at purchase he scaled back the plans to just replacing the deck.

Chair Beauchine remarked it is incredible to think the deck has been there for 30 years without anyone being aware that it was never approved.

Member Hershiser commented because the deck is elevated it would cause a safety issue if it is not replaced. He said it would have a negative effect on the property's value as well.

Member Deschaine commended the applicant for his letter answering how the variance meets the Review Criteria outlined in Section 86-221. He said he agreed with the applicant's assessment and the fact it could be a safety hazard.

Member Hershiser commented there seems to be no adverse effect to adjacent properties.

MEMBER HERSHISER MOVED TO APPROVE THE VARIANCE AS WRITTEN.

SECONDED BY MEMBER JACKSON

VOICE VOTE: YES: MEMBER HERSHISER, JACKSON, DESCHAIINE AND CHAIR BEAUCHINE
NO: NONE
MOTION CARRIES 4-0

F. OTHER BUSINESS

REVIEW OF SITE PLAN #14-89-14 TO DETERMINE COMPLIANCE WITH THE VARIANCES GRANTED UNDER ZBA CASE #14-05-14-1 (HOWARD GREEN) AT 2077 HASLETT ROAD

Mr. Brown outlined the changes to the plan as approved at site review: the deck was moved from the south end of the proposed addition to where a porch currently exists and the location is within the 50 foot setback.

The Zoning Board of Appeals reached a consensus to accept of the changes.

G. PUBLIC REMARKS

None

H. BOARD MEMBER COMMENTS

None

I. ADJOURNMENT

Chair Beauchine adjourned the meeting at 7:12 p.m.

Respectfully Submitted,

Angela M. Ryan
Recording Secretary

CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING MINUTES *****DRAFT*****
5151 MARSH ROAD, OKEMOS MI 48864-1198
517.853.4000
WEDNESDAY, AUGUST 13, 2014

PRESENT: Members, Jackson, LeGoff, Ohlrogge, Hershiser, Chair Beauchine,
ABSENT: None
STAFF: Rick Brown, Associate Planner
Mark Kieselbach, Director of Community Planning & Development

A. CALL MEETING TO ORDER

Chair Beauchine called the meeting to order at 6:30 p.m.

B. APPROVAL OF AGENDA

MEMBER HERSHISER MOVED TO APPROVE THE AGENDA AS WRITTEN

SECONDED BY MEMBER JACKSON

VOICE VOTE: Motion carried unanimously.

C. CORRECTIONS, APPROVAL, & RATIFICATION OF MINUTES

Wednesday, Wednesday August 6, 2014 (NO MINUTES WERE AVAILABLE)

D. UNFINISHED BUSINESS

None

E. NEW BUSINESS

1. ZBA CASE NO. 14-08-13-1 CONSUMERS ENERGY, ONE ENERGY PLAZA, JACKSON, MI 49201

DESCRIPTION: 4761 Marsh Road

TAX PARCEL: 22-152-002

ZONING DISTRICT: C-2 (Commercial)

The applicant is requesting variances from the following sections of the Code of Ordinances:

- Section 86-367, which requires a minimum 100 foot setback from the center of Marsh Road.
- Section 86-474(2), which states no plant material, berm, fence, wall screen, sign, or other structure shall obstruct the visibility of motorists, pedestrians, or cyclists within a sight triangle at street and driveway intersections between the height(s) of three feet and ten feet as measured from the back of the curb or edge of pavement.
- Section 86-506, which states no fence, wall, or screen shall be erected higher than six feet, as measured from the ground upon which it sits to its highest point.
- Section 86-565(1), which states no accessory building shall project into any front yard.
- Section 86-565(3), which states no accessory building shall closer than five feet to any lot line.

The applicant is requesting variances to allow an accessory heating enclosure to remain where it was installed at 4761 Marsh Road. The variances would allow the heating enclosure to be located in the front yard approximately 58 feet from the center of Marsh Road and two feet from the north property line, while also allowing eight foot tall screen walls to be constructed east and south of the heating enclosure, one of which is proposed within the sight triangle.

Mr. Brown outlined the case for discussion.

Mr. Mike Bristor, One Energy Plaza, Jackson, MI, the applicant, explained the situation leading to the placement of the heating unit. He said the unit is necessary to ensure public safety and the proper operation of the gas facility. The heating enclosure regulates the temperature of the gas outlet. He said the size of the lot has become smaller over the years which made it difficult to locate the unit. He stated the unit is located where it is to provide access to the valves.

Member Ohlrogge asked what is in the pipes that are located above ground.

Mr. Art Donnelly, Consumer's Energy, engineer for the project, said there is natural gas in the pipes.

Member Ohlrogge asked if there were standards for where the pipes can be located to ensure public safety.

Mr. Donnelly stated no standards are in place. He said working this close to the road right-of-way is not an unusual practice.

Member Ohlrogge commented she was worried about the public safety.

Mr. Bristor stated the pipes had been there a long time without incident.

Member Ohlrogge asked if gas industry had standards where the pipes should be located to ensure public safety.

Mr. Donnelly replied there were not best practices outlined for the location of these units.

Member Ohlrogge said she was concerned about safety in the event of an auto accident on the roadway.

Mr. Donnelly said he was not aware of any car accident in the past.

Member Ohlrogge said she was concerned that a heavier vehicle could cause damage to the pipes.

Mr. Chris Thelen, Consumer's Energy Area Manager, stated the pipes are made of steel and did not think it would be an issue.

Member Jackson asked why the applicant was proposing one of the walls on an angle from 8 feet to 3 feet.

Mr. Donnelly said the wall would be reduced in height to 3 feet on the edge closest to the road so the sight triangle is not blocked.

Member Ohlrogge asked why the walls are 8 feet instead of 6 feet as allowed in the ordinance.

Mr. Bristor stated the walls are proposed to screen the unit from sight and the unit is slightly taller than 8 feet.

Chair Beauchine asked if screening the unit was a safety measure to hide the unit from the public to avoid tampering.

Mr. Bristor replied security is not an issue because the unit is secure.

Member Jackson asked why trees or shrubs were not proposed instead of the wall.

Mr. Bristor explained shrubs and trees can disturb the ground around the pipes and be an issue during repairs.

Chair Beauchine asked why install either wall if the unit does not pose a security risk.

Mr. Bristor said they could eliminate the wall but it was required by their special use permit.

Chair Beauchine asked Mr. Kieselbach to explain this circumstance.

Mr. Kieselbach explained a condition of the special use permit requires the unit to be screened to visually blend with the surrounding area. He said the requirements of a special use permit are different from the requirements for a variance.

Chair Beauchine said he was concerned about the variance for the wall on the south side of the sight. He said the wall presents a safety issue so it would be better to amend the special use permit and eliminate the wall. He said the wall does not meet the review criteria for a variance.

Mr. Kieselbach said the special use permit requires screening of some sort.

Mr. Thelen pointed out the driveway is not perpendicular to the road, it is on an angle so the sightline will not be as bad as thought.

Chair Beauchine said he is concerned about anything blocking the sightlines at the location and he thinks the wall on the south side should be eliminated.

Member Jackson clarified the entire south wall was in the sight triangle.

Member Ohlrogge said she agreed the south wall should be eliminated due to the fact it is in the sight triangle.

Member Jackson asked Mr. Kieselbach what the process would be if the variance was denied.

Mr. Kieselbach explained the condition placed on the special use permit states the applicant will have to provide an amended plan to be approved by the Director.

Member Jackson commented there is no way to screen the unit without the variance.

MEMBER HERSHISER MOVED TO APPROVE THE VARIANCE FROM SECTION 86-367, 86-506, 86-565(1) AND 86-565(3) DUE TO THE FACT THEY MEET ALL OF THE REVIEW CRITERIA AS OUTLINED IN SECTION 86-221.

SECONDED BY MEMBER JACKSON

Member Ohlrogge commented there was no support in the review criteria for the variance from 86-506. She suggested a friendly amendment to remove section 86-506 from the motion.

Member Jackson agreed and asked for a friendly amendment to remove section 86-506 from approval.

Member Hershiser agreed to a friendly amendment to remove section 86-506 from the motion.

VOICE VOTE: YES: Member Hershiser, Jackson, LeGoff, Ohlrogge and Chair Beauchine

NO: None

Motion carries 5-0.

MEMBER HERSHISER MOVED TO DENY THE VARIANCE FROM SECTION 86-506.

SECONDED BY CHAIR BEAUCHINE

VOICE VOTE: YES: Member Hershiser, Jackson, LeGoff, Ohlrogge and Chair Beauchine

NO: None

Motion carries 5-0.

Member Hershiser commented he understood the desire to screen the unit but it does not meet the review criteria.

MEMBER HERSHISER MOVED TO DENY THE VARIANCE FROM SECTION 86-474(2).

SECONDED BY CHAIR BEAUCHINE.

Member Hershiser asked if members had any criteria that would refute the denial.

Member Ohlrogge commented the variance does not meet any of the Review Criteria Section 86-221.

Member Hershiser asked staff if there was a specific requirement in the Special Use Permit stating the wall should be 8 feet high.

Mr. Kieselbach stated there was not any specific requirement for the wall to be 8 feet high.

Member Ohlrogge said public safety should be given greater consideration than aesthetics.

VOICE VOTE: YES: Member Hershiser, Chair Beauchine, Ohlrogge, Jackson and LeGoff

NO: None

VOICE VOTE: Motion carries 5-0.

2. ZBA CASE NO. 14-08-13-2 KELVIN POTTER, 4175 VAN ATTA ROAD, OKEMOS, MI 48864

DESCRIPTION: 4175 Van Atta Road
TAX PARCEL: 25-351-010
ZONING DISTRICT: RR (Rural Residential)

The applicant is requesting variances from the following sections of the Code of Ordinances:

- Section 86-565(1), which states no accessory structure shall project into the front yard.

The applicant is requesting a variance to allow construction of a 1,200 square foot garage in the front yard at 4175 Van Atta Road.

Mr. Brown outlined the case for discussion.

Mr. Kelvin Potter, 4175 Van Atta Road, Okemos, MI, the applicant, stated due to the layout of the lot, the rural nature of the property and the presence of wetlands it was the best location for the garage. He said it would not have a negative effect on adjoining properties and would not be visible from the road.

Member Hershiser said the spirit of the ordinance is primarily aesthetic and because the proposed location is so far from the road the variance would be within the spirit of the ordinance. He listed the Review Criteria as outlined in section 86-221 and stated the criteria is met.

MEMBER HERSHISER MOVED TO APPROVE THE VARIANCE FROM SECTION 86-565(1).

SECONDED BY MEMBER LEGOFF

Member Ohlrogge commented the proposed location would be more desirable than removing trees and bringing in fill dirt.

Chair Beauchine commented this is a common variance sought by citizens in the more rural parts of the community.

VOICE VOTE: YES: Member Hershiser, LeGoff, Ohlrogge, Jackson and Chair Beauchine

NO: NONE

Motion carries 5-0.

3. ZBA CASE NO. 14-08-13-3 JERRY SOHN, 6117 GREEN ROAD, HASLETT, MI 48840

DESCRIPTION: 6117 Green Road
TAX PARCEL: 01-401-007
ZONING DISTRICT: RR (Rural Residential)

The applicant is requesting variances from the following sections of the Code of Ordinances:

- Section 86-565(1), which states no accessory structure shall project into the front yard.

The applicant is requesting a variance to allow construction of a 1,280 square foot pole barn in the front yard at 6117 Green Road.

Mr. Brown outlined the case for discussion.

Mr. Jerry Sohn, 6117 Green Road, Haslett, the applicant had nothing to add to Mr. Brown's synopsis.

Member Ohlrogge outlined the Review Criteria Section 86-221 and stated the case meets all of the criteria. She commented it was preferable to locate the garage in a cleared area not visible from the road rather than remove trees.

MEMBER OHLROGGE MOVED TO APPROVE THE VARIANCE

SECONDED BY MEMBER HERSHISER

VOICE VOTE: YES: Member Ohlrogge, Hershiser, LeGoff, Jackson and Chair Beauchine
NO: None
Motion carries 5-0.

F. OTHER BUSINESS

None

G. PUBLIC REMARKS

None

H. BOARD MEMBER COMMENTS

Member Hershiser stated Consumer's Energy has already installed their equipment so there is not any urgency to settle the question of screening.

Member Ohlrogge stated she was glad Consumer's Energy had upgraded their equipment prior to last winter.

I. ADJOURNMENT

Chair Beauchine adjourned the meeting at 8:07 pm

Respectfully Submitted,

Angela M. Ryan
Recording Secretary

VARIANCE APPLICATION SUPPLEMENT

A variance will be granted, if the following Review Criteria are met:

1. Unique circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district.
2. These special circumstances are not self-created.
3. Strict interpretation and enforcement of the literal terms and provisions of the Ordinance would result in practical difficulties.
4. The alleged practical difficulties, which will result from a failure to grant the variance, would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.
5. Granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
6. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
7. The conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.
8. Granting the variance will be generally consistent with public interest, the purposes and intent of this Zoning Ordinance.

Effect of Variance Approval:

1. Granting a variance shall authorize only the purpose for which it was granted.
2. The effective date of a variance shall be the date of the Zoning Board of Appeals approves such variance.
3. A building permit must be applied for within 24 months of the date of the approval of the variance, and a Certificate of occupancy must be issued within 18 months of the date the building permit was issued, otherwise the variance shall be null and void.

Reapplication:

1. No application for a variance, which has been denied wholly or in part by the Zoning Board of appeals, shall be resubmitted until the expiration of one (1) year or more from the date of such denial, except on grounds of newly discovered evidence or proof of changed conditions found by the Zoning Board of Appeals to be sufficient to justify consideration.

MEMORANDUM

TO: Zoning Board of Appeals

FROM: 
Martha K. Wyatt
Associate Planner/Landscape Architect

DATE: August 22, 2014

RE: ZBA Case No. 14-08-27-1

ZBA CASE NO.: 14-08-27-1 NORTHERN SIGN COMPANY, INC., 101 E. WALTON, PONTIAC, MI 48340

DESCRIPTION: 2090 Grand River Avenue

TAX PARCEL: 21-226-003

ZONING DISTRICT: C-2 (Commercial)

The applicant is requesting a variance from the following section of the Code of Ordinances:

- Section 86-687(3)c., which states in the case of multitenant structures, one (1) wall sign shall be permitted for each tenant having an individual means of public access up to a size equivalent to one (1) square foot for each one (1) lineal foot of building frontage occupied.

Northern Sign Company, Inc., representing Payless ShoeSource, is requesting a variance to install a wall sign in a multitenant building where there is no individual means of public access, on the west side of the building.

The approximate 7,500 square foot multitenant building is located at the northeast corner of the intersection of Grand River Avenue and Okemos Road. The front (south) façade of the building faces Grand River Avenue, where each of the three (3) tenants has their own public entrance. Payless ShoeSource is at the west end of the building (corner suite) and does not have a door on the west façade.

Payless ShoeSource recently installed a new wall sign on the front (south) façade, where the public entrance is located. The wall sign is approximately 34.04 square feet; the tenant space has approximately 37 lineal feet of frontage.

The existing wall sign on the west façade was installed in 1981 (PB #13479). The sign is approximately 2 feet in height by 20 feet in length or 40 square feet. Per the sign standards in 1981 the wall sign was permitted on the west façade; however the ordinance standards have changed and the sign is considered nonconforming. A replacement wall sign is not permitted by right on the west façade.

The applicant intends to remove the existing wall sign on the west façade and install a new wall sign in approximately the same location. Using the dimensions to the furthest extent of the letters (height and length), the proposed wall sign is approximately 2'-7½" in height by 21'-6" in length or 56.4 square feet. The west side of the building is approximately 80'-6" in length.

The sign drawings sent by the applicant state the square footage of the proposed wall sign is 43 square feet however this is incorrect, as the wrong height was used for the calculations (2' instead of 2'-7 1/2"). The applicant has indicated he will provide revised drawings for the meeting on August 27, 2014.

Per Section 86-687(3)c., each tenant is permitted one (1) wall sign having an individual means of public access, equal in size to one (1) square foot for each lineal foot of building frontage occupied. The applicant is requesting to install a wall sign on the west façade which does not have an individual means of public access; therefore the applicant is requesting a variance.

Site History

- On December 15, 1980, the Planning Commission approved Special Use Permit #80231 for work within the 100-year floodplain, for the construction of the multitenant building.
- On December 10, 1980 the Zoning Board of Appeals granted variances related to the placement of fill in the 100-year floodplain, under Zoning Board of Appeals Case #80-12-10-3.
- On February 26, 2014, the Zoning Board of Appeals granted a variance permitting the construction of an addition to a nonconforming building (new covered walkway/canopy on the front (south) facade, under Zoning Board of Appeals Case #14-02-26-3.
- A sign permit was approved on February 14, 2014 for a new panel to be installed on the existing free-standing sign, under PB #14-0041.
- A sign permit was approved on May 13, 2014 for the installation of a wall sign on the front façade for Payless ShoeSource, under PB #14-0152.

Attachments

1. Application
2. Site Location Map
3. Letter from Applicant
4. Sign Packet from Applicant
5. Photograph of Existing Wall Sign (west façade)

CHARTER TOWNSHIP OF MERIDIAN
PLANNING DIVISION
5151 MARSH ROAD, OKEMOS, MI 48864
(517) 853-4560

VARIANCE APPLICATION

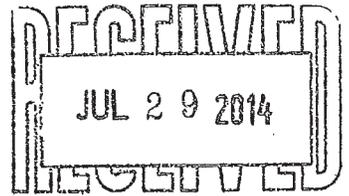
A. Applicant NORTHERN SIGN CO INC.
Address of Applicant 101 E. WALTON, PONTIAC, MI 48340
Telephone (Work) 248-333-7938 Telephone (Home) _____
Fax 248-333-7684 Email address: _____
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 2090 GRAND RIVER
Zoning district _____ Parcel number _____

C. Nature of request (Please check all that apply):
 Request for variance(s)
 Request for interpretation of provision(s) of the "Zoning Ordinance" of the Code of Ordinances
 Review an order, requirements, decision, or a determination of a Township official charged with interpreting or enforcing the provisions of the "Zoning Ordinance" of the Code of Ordinances

Zoning Ordinance section(s) 86-687 (3)C

D. Required Supporting Material Supporting Material if Applicable
-Property survey -Architectural sketches
-Legal description -Other
-Proof of property ownership or approval letter from owner
-Site plan to scale
-Written statement, which demonstrates how all the review criteria will be met (See next page)



x [Signature] RICHARD KIECBASA 7-22-14
Signature of Applicant Print Name Date

Fee: 500.00 Received by/Date: [Signature]

I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purposes of gathering information including but not limited to the taking and the use of photographs. (Note to Applicant(s): This is optional and will not affect any decision on your application.)

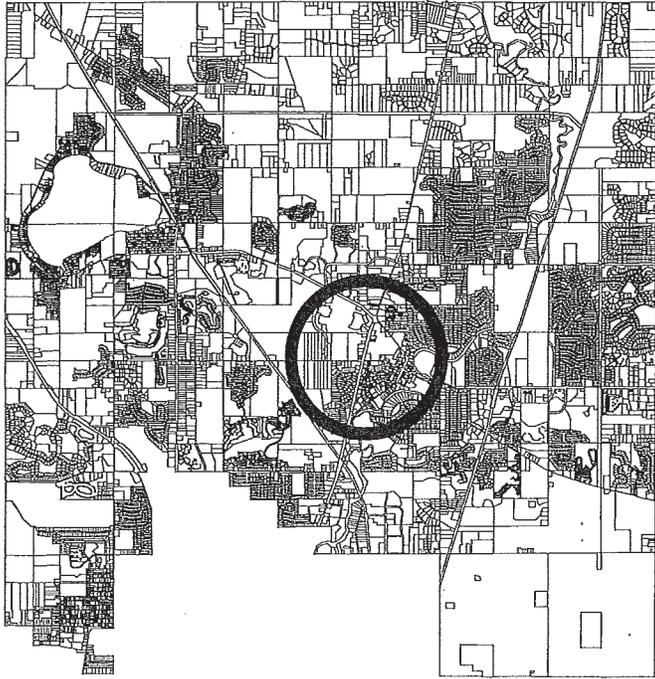
Signature of Applicant(s) _____
Date

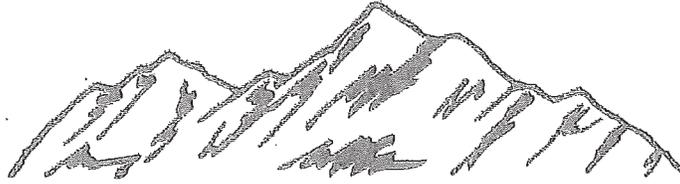
Signature of Applicant(s) _____
Date

**ZONING BOARD OF APPEALS #14-08-27-1
(NORTHERN SIGN CO./PAYLESS SHOES)**

**REQUEST TO INSTALL WALL SIGN AT
A MULTITENANT BUILDING
ON SIDE WITH NO PUBLIC ACCESS
AT 2090 GRAND RIVER AVE.**

CHARTER TOWNSHIP OF MERIDIAN





NORTHERN SIGN CO. INC.

101 E. Walton Blvd., Pontiac, MI 48340

248.333.7938 Office

www.northernsignco.com

248.333.7684 Fax

Variance Supplement for:
Payless Shoes
2090 Grand River
Meridian Twp. MI

To whom it may concern,

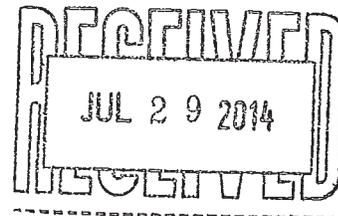
We are appealing for a variance for an additional wall sign on the side elevation at the above said property.

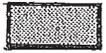
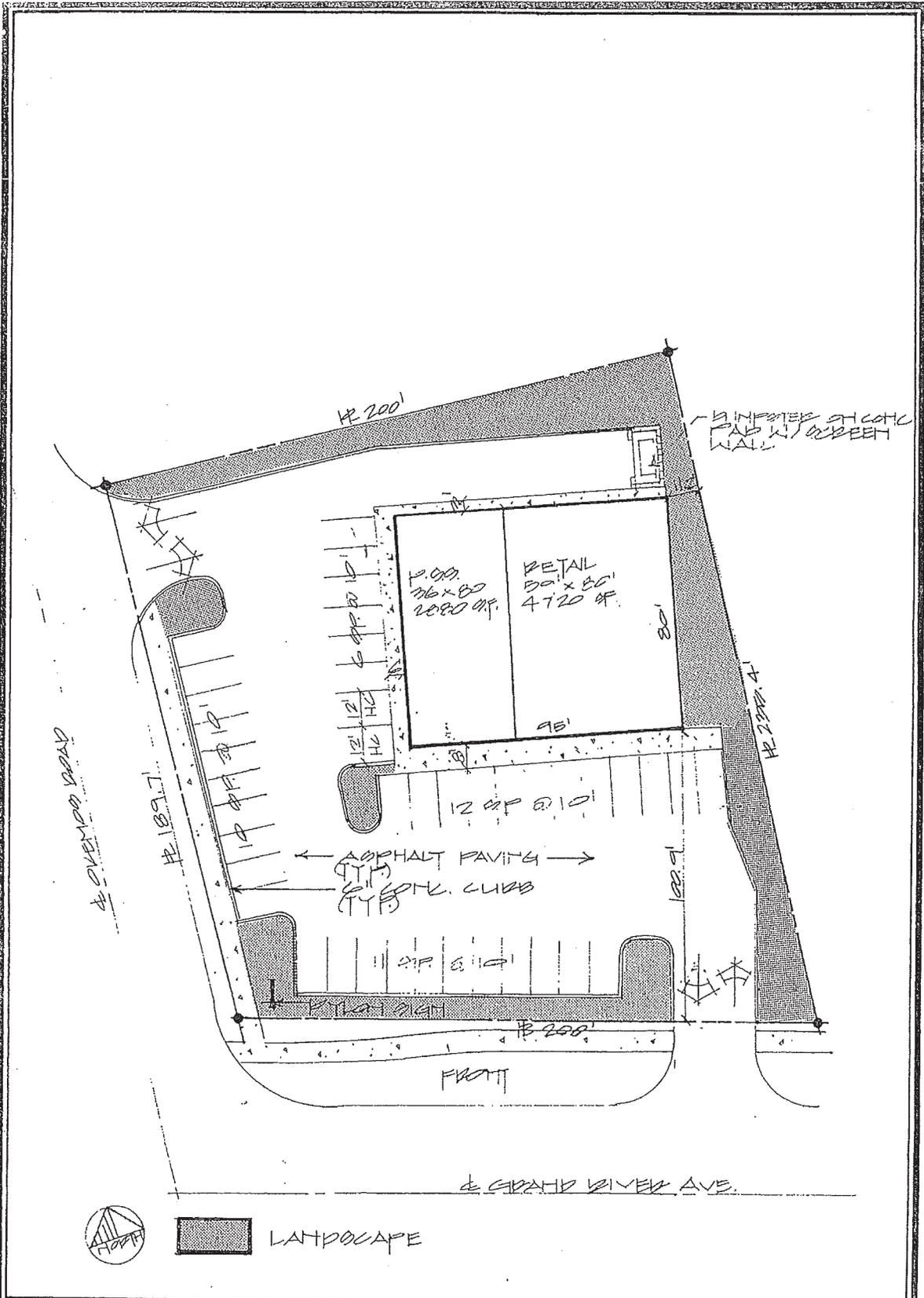
Section 86-687(3)c. states:
in a multi-tenant building, 1 wall sign may be permitted for each tenant having an individual means of public access, in a size equal to one square foot for each one lineal foot of building frontage occupied.

We believe that due to the existing landscaping around the store, the visibility of the front elevation signage is blocked. With a side elevation sign, traffic from both Okemos Rd and W Grand River Ave, will be able to identify the Payless brand and store location. Please see that attached overhead photo that shows the tree layout in relation to the Payless store. Additionally, there is currently a side elevation sign that was more than likely installed originally for the same reason.

Thank you for your consideration.

Marvin Arnold
248-333-7938
Northern Sign Co. Inc.
marvin@northernsignco.com





LANDSCAPE

RECEIVED
JUL 29 2014
REGISTERED

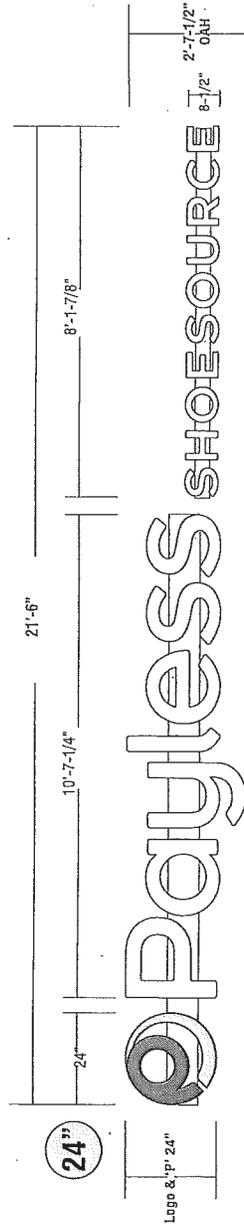
AS-BUILT SITE PLAN			
PAYLESS SHOESOURCE		NO. 2059	
LOCATION: N.E.C. GRAND RIVER & OKEMOS ROAD MERIDIAN TOWNSHIP. (OKEMOS), MI.			
SCALE	1" = 40'	Δ	REVISION
DATE	23 JUNE 2014		
DRAWN BY	KW		
CHECKED BY	MILL 6/27/14		
APPROVED BY			

LED CHANNEL LETTERS

Scale: 3/8" = 1'-0"

LINEAR LAYOUT - RACEWAY

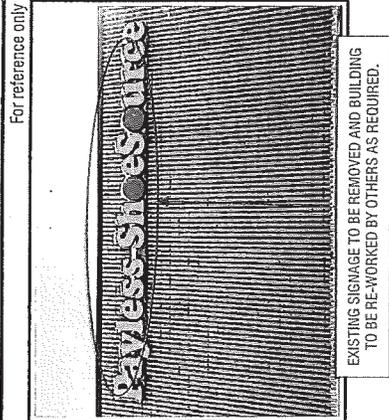
43 Square Feet



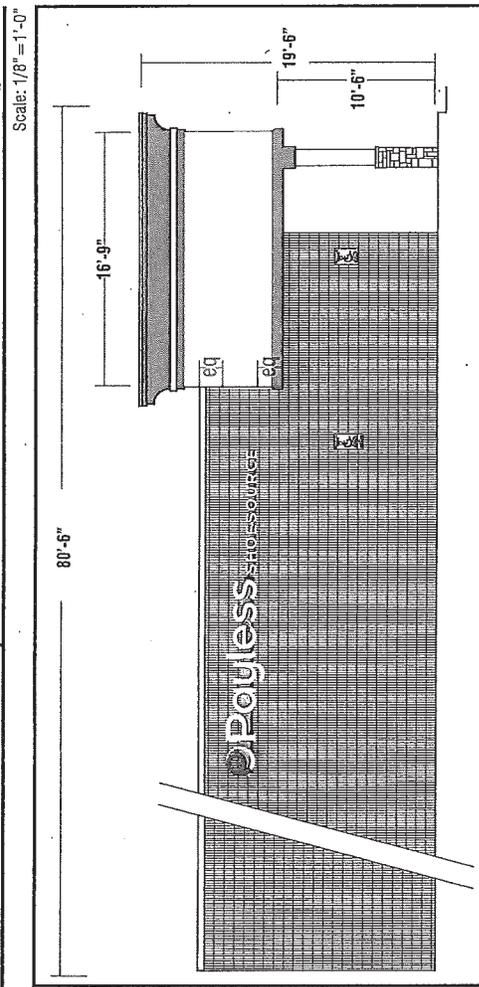
SIGN CODE:
1 sq ft per L on storefront

ISSUES:
Permits are expected to be issued on proposed drawings with no issues.

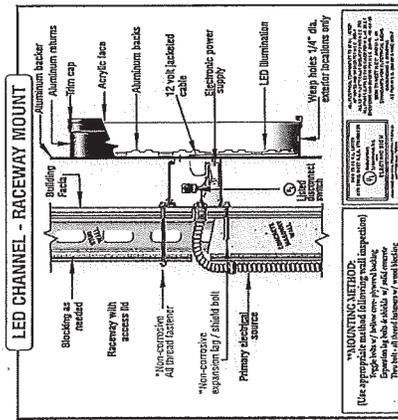
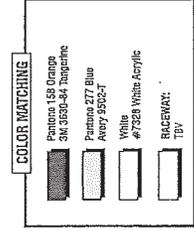
Existing Conditions



Proposed Side Elevation (West)



Scale: 1/8" = 1'-0"



- LOGO FACE:**
3/16" #7328 White acrylic w/ surface applied
Translucent Orange & Blue vinyl as req'd
- LETTER FACES:**
3/16" #7328 White acrylic
- TRIMCAP:**
1" Black jewelrite
- LOGO & PAYLESS RETURNS:**
5" deep .040 alum. - painted Matte Black
- SHOE SOURCE RETURNS:**
3-1/2" deep .040 alum. - painted Matte Black
- BACKS:**
.063 Alum. - pre-painted White
- ILLUMINATION:**
Sloan VL Plus White Short Modules
- MOUNTING:**
Standard 8" x 8" raceway for Payless & logo;
Custom 4" x 8" raceway for Shoesource letters -
to house all electrical; Painted to match wall surface

**8959 TYLER BLVD.
MENTOR, OHIO 44060**
PH. 440-209-6200
FAX 440-209-6277
www.mcsign.com



Payless SHOESOURCE

CLIENT:

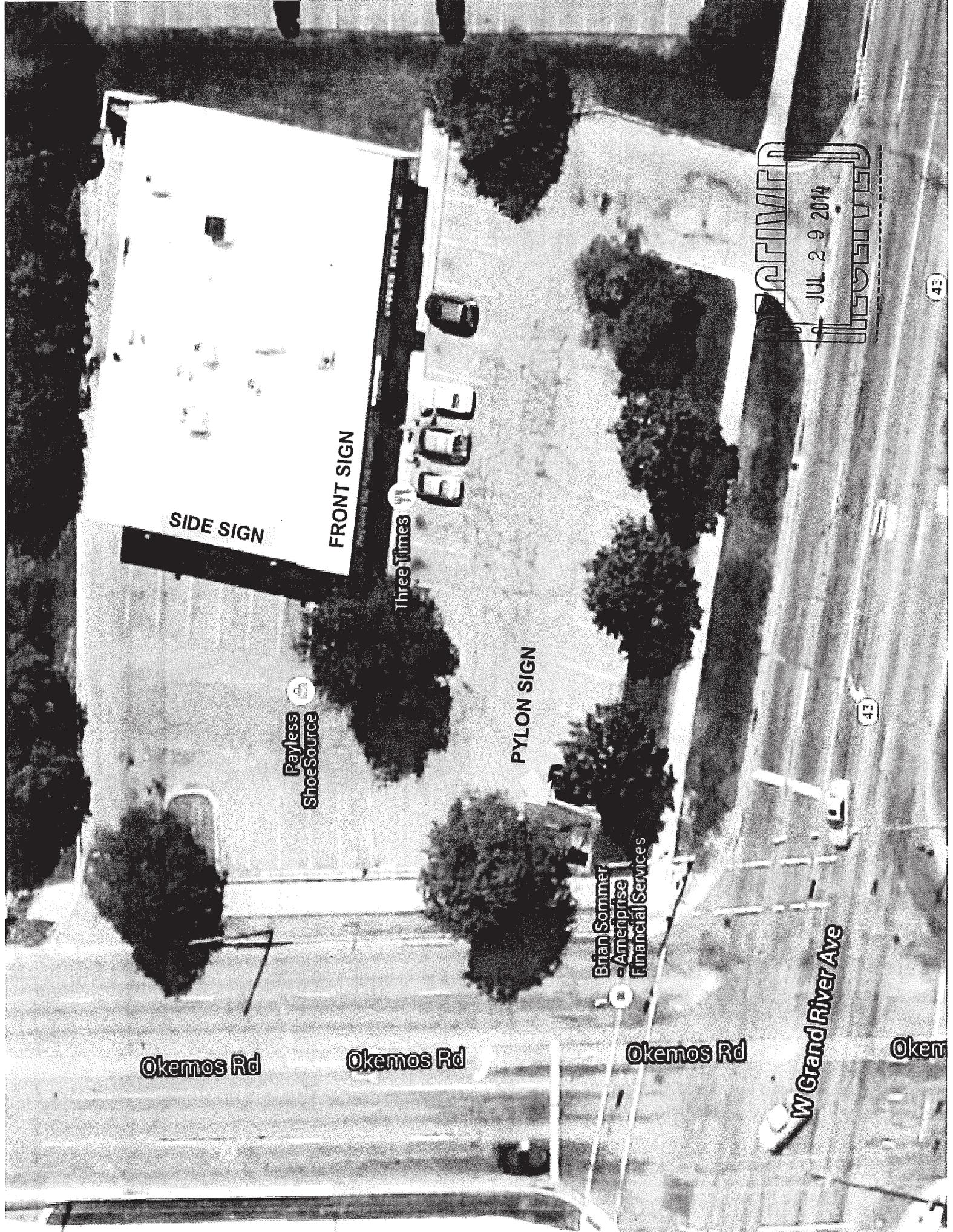
ADDRESS:
#02059
2090 W GRAND RIVER AVE
OKEMOS, MI 48864-1707

PAGE NUMBER	TICKET NO.	DATE	REVISIONS:
3	293957	02/04/14	02/05/14 DW REVIS TO 24" LETTER SET W/NO CONTOUR 09/20/14 DB Added dim measurements & OAH of sign
PROJECT MANAGER:	DESIGNER:		
JASON KELLY	DK		
ELECTRONIC FILE NAME:			
PAYLESS2014 LOGS\MI02059 - OKEMOS			

Sign On.
Partner with the best.

CLIENT SIGNATURE & APPROVAL DATE:

NOTE: PRINTS ARE THE EXCLUSIVE PROPERTY OF "MCSIGN COMPANY". ANY UNAUTHORIZED USE OR DUPLICATION WILL RESULT IN A 20% CHARGE PER OCCURRENCE PER THE VALUE OF THE DISPLAY. © MC SIGN CO 1998



SIDE SIGN

FRONT SIGN

ThreeTimes

6000

PYLON SIGN

Payless ShoeSource

Brian Sommer - Ameriprise Financial Services

Okemos Rd

Okemos Rd

Okemos Rd

W Grand River Ave

Okemos Rd

RECEIVED JUL 29 2014

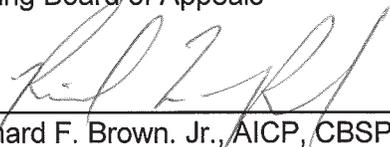
43

43



MEMORANDUM

TO: Zoning Board of Appeals

FROM: 
Richard F. Brown, Jr., AICP, CBSP
Associate Planner

DATE: August 22, 2014

RE: ZBA Case No. 14-08-27-2

ZBA CASE NO.: 14-08-27-2 SIGNARAMA, 2189 GRAND RIVER AVENUE, OKEMOS, MICHIGAN 48864

DESCRIPTION: 2189 Grand River Avenue

TAX PARCEL: 21-251-013

ZONING DISTRICT: C-2 (Commercial)

The applicant is requesting a variance from the following section of the Code of Ordinances:

- Section 86-687(4)g., which states the freestanding sign shall be located in the front yard with the leading edge at least ten feet back of the street right-of-way line

Signarama is requesting the variance for OKG Properties, Inc. to a new freestanding sign to be installed near the center of the site's frontage and setback five feet from the right-of-way of Grand River Avenue instead of ten feet as is required by the code.

If the variance is approved by the Zoning Board of Appeals, the applicant intends to remove the existing freestanding pole sign which abuts the property line at the northeast edge of the site.

The subject site is occupied by a 4,704 square foot retail building which is occupied by Shinn's Taekwondo and Signarama. Under Section 86-687(4)e of the Code of Ordinances, a commercial building of this size is permitted to have a maximum 28 square foot freestanding sign, of which three square feet must be reserved for the street address.

The applicant's proposed sign is shown to have a surface display area of 24 square feet (6' x 4'). From the photograph and description provided by the applicant, the dark skirting at the bottom does not serve as a support base for the sign. As a result, the sign area would be 30 square feet (6' x 5') when the skirting is included. A 30 square foot sign area exceeds the maximum of 28 square feet allowed by Section 86-687(4)e and would require a second variance from the Zoning Board of Appeals.

Site History

- The subject site occupies approximately 0.492 acres.
- The existing retail building was completed in 1979.
- There are no previous variances for the site, though the existing freestanding sign appears to be non-conforming as it is located less than 20 feet from the intersection of an access

ZBA Case No. 14-08-27-2

August 22, 2014

Page 2

drive and the street right-of-way line of Grand River Avenue.

- No off-street parking spaces will be lost as the new sign would be situated in the grass strip between the parking lot and the sidewalk.

Attachments

1. Application
2. Site Location Map
3. Letter from property owner
4. Photograph of damaged existing freestanding sign
5. Renderings of the proposed monument sign
6. Site photographs by staff
7. 1979 site plan

G:\COMMUN PLNG & DEV\PLNG\ZBA\2014 ZBAZ_14_08_27_2.1



Okemos Rd

Hillcrest Ave

W Grand River Ave

Ardmore Ave

2160

2151

4870

4864

4858

4852

2161

4851

2256

Iroquois Rd

4928

2228

2222

2168

2227

2233

2243

2270

2264

Kenmore Dr

Grand View Ave

2280

Sioux Way

2283

Algonquin Way

Montrose Ave

Hamilton Rd



CHARTER TOWNSHIP OF MERIDIAN
PLANNING DIVISION
5151 MARSH ROAD, OKEMOS, MI 48864
(517) 853-4560

VARIANCE APPLICATION

A. Applicant Signarama for OKG Properties, LLC
Address of Applicant 2189 W. Grand River Ave
Okemos, Mi 48864
Telephone (Work) 517-489-4314 Telephone (Home) N/A
Fax 517-489-4316 Email address: dkohlsmith@signarama-lansingeast.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 2189 W. Grand River Ave
Zoning district _____ Parcel number _____

C. Nature of request (Please check all that apply):
 Request for variance(s)
 Request for interpretation of provision(s) of the "Zoning Ordinance" of the Code of Ordinances
 Review an order, requirements, decision, or a determination of a Township official charged with interpreting or enforcing the provisions of the "Zoning Ordinance" of the Code of Ordinances

Zoning Ordinance section(s) Sec 86-687(4)g.

D. Required Supporting Material Supporting Material if Applicable
-Property survey -Architectural sketches
-Legal description -Other
-Proof of property ownership or approval letter from owner
-Site plan to scale
-Written statement, which demonstrates how all the review criteria will be met (See next page)

[Signature] Dale Kohlsmith 7/23/14
Signature of Applicant Print Name Date

Fee: 150 Received by/Date: [Signature] 8/4/14

I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purposes of gathering information including but not limited to the taking and the use of photographs. (Note to Applicant(s): **This is optional and will not affect any decision on your application.**)

[Signature] 7/23/14
Signature of Applicant(s) Date

Signature of Applicant(s) Date

To Whom it may concern,
I, D. Steve Shinn, wish to have Dale Kohlsmith
of Sign-A-Rama apply for zoning variance on
my behalf for 2189 W. Grand River Ave,
Okemos, MI 48864. for monument sign.

 , 7/28/2014.

D. Steve Shinn

OKG Properties LLC/Shinn's Taekwondo
Okemos, MI 48864.

OKG Properties, LLC
16950 Broadview Dr.
East Lansing, MI 48823

July 23,
June 16, 2014

Charter Township of Meridian
Planning Division
5151 Marsh Road
Okemos, MI 48864

To Whom It May Concern,

I am writing to you as both the property owner for the building at 2189 W. Grand River Ave. and as a small business owner of Shinn's Taekwondo, who has operating my business in Meridian Township for 21-years. It is my understanding that a variance is required to place a sign in front of my business and for my tenant's business. While the code Sec.86-687 states a freestanding sign is allowed, provided it does not exceed 28-square feet and a number of other factors which the current design of the sign all follow, I have been informed I cannot place a sign meeting all these rules in front of my business as proposed.

The single issue that seems to be holding everything up is Sec. 86-687 (4) g., requiring the leading edge of the sign to be at least ten feet back from the street right-of-way line. This creates a problem somewhat unique to the property, as this would require the sign to be placed at least partially in the paved parking lot, especially as single post signs are no longer code compliant. Currently both of the neighboring business do have single post signs and are both located virtually on the street right-of-way line, thus nowhere near the 10-foot set-back required by current code. I wish to have my sign be current code-compliant, but also wish to be considered for a variance to have fair interpretation and enforcement of the code for a property that was designed and built long before the current standards were adopted.

Per the attached picture, the building currently has a single post sign that has been hit several times by delivery trucks, beer & food trucks, and tow-trucks and similar because it sits on the edge of the paved surface. The plan is to remove this sign and replace it with one that would be mounted in the green space between the sidewalk and the parking lot, centered in front of the building. However, due to the setback rules, this is not currently possible. If the 10-foot leading edge rule were to be strictly followed, the new sign would impede traffic to my business, my tenant's business and would very likely be hit by the same delivery trucks, beer & food trucks and tow-trucks that regularly cut through the property to either service Midas Car-Care or Ukai Japanese Steak house.

While I can fully appreciate the need for safety to have signs located outside of the street right-of-way and I can also appreciate the design plans of the township to accommodate changing road designs and more green space, the need for a freestanding sign to allow my business and my tenant's business to be more easily recognized is immediately important too. Due to the distance of the building being set-back from the road relative to neighboring businesses to the west and trees closer to the road, our building cannot be seen until traffic is virtually in front of the first driveway, often causing patrons to quickly break to get turned into the drive. If a free standing sign can be placed in front of the business, then visibility would be improved and potentially reduce the need for some of our patrons to stop quick and to plan their turn into our business with more time.

The request for a variance for the sign location would still obey the spirit of the code as we do not wish to place the sign in the street right-of-way, but rather reduce the distance of the set-back from the street right-of-way. I am asking as both a property owner, landlord and as a long-term small business owner in Meridian Township to allow a variance of 5-feet (reduced from 10-feet), thus still staying well back from the street right-of-way and following the spirit of the code.

This request is based upon the street right-of-way shown of the attached map, provided by Peter Menser, only allows 12-feet at most between the parking lot curb and the line marking the street right-of-way, based upon only 17-feet total in the middle green strip between the sidewalk and the parking lot. If the 10-foot setback from the street right-of-way is followed then there is only two feet of clearance to place the sign in the sloping flowerbed and because single post signs are no-longer code compliant the sign would either have to be far too small to be even remotely effective, or it would be in the parking drive-through space, creating a hazard.

I sincerely appreciate your consideration of the proposed variance that would allow improved safety and commerce for all concerned.

Regards,



Steve Shinn

Owner – Shinn's Taekwondo & OKG Properties, LLC



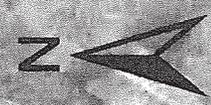
CARRICK HICKS ST

CURB CUT SIGN TO BE REMOVED

Proposed sign location for Skinnistackwodo

CARRICK HICKS ST

1 inch = 50 feet







Sign face = 4ft. H x 6ft. W = 24 sq. ft.

Total Size = 5ft. H x 6.65ft W
w/ skirt

DATE/TIME/PROOF

Current Date: 8/20/2014
Current Time: 3:11:15 PM

PROOF #

File Name: SHINS_TAK Mounment mock up.fs
Directory Name: C:\CUSTOMER TREE\Shinn's Taekwondo

JOB/PROJECT

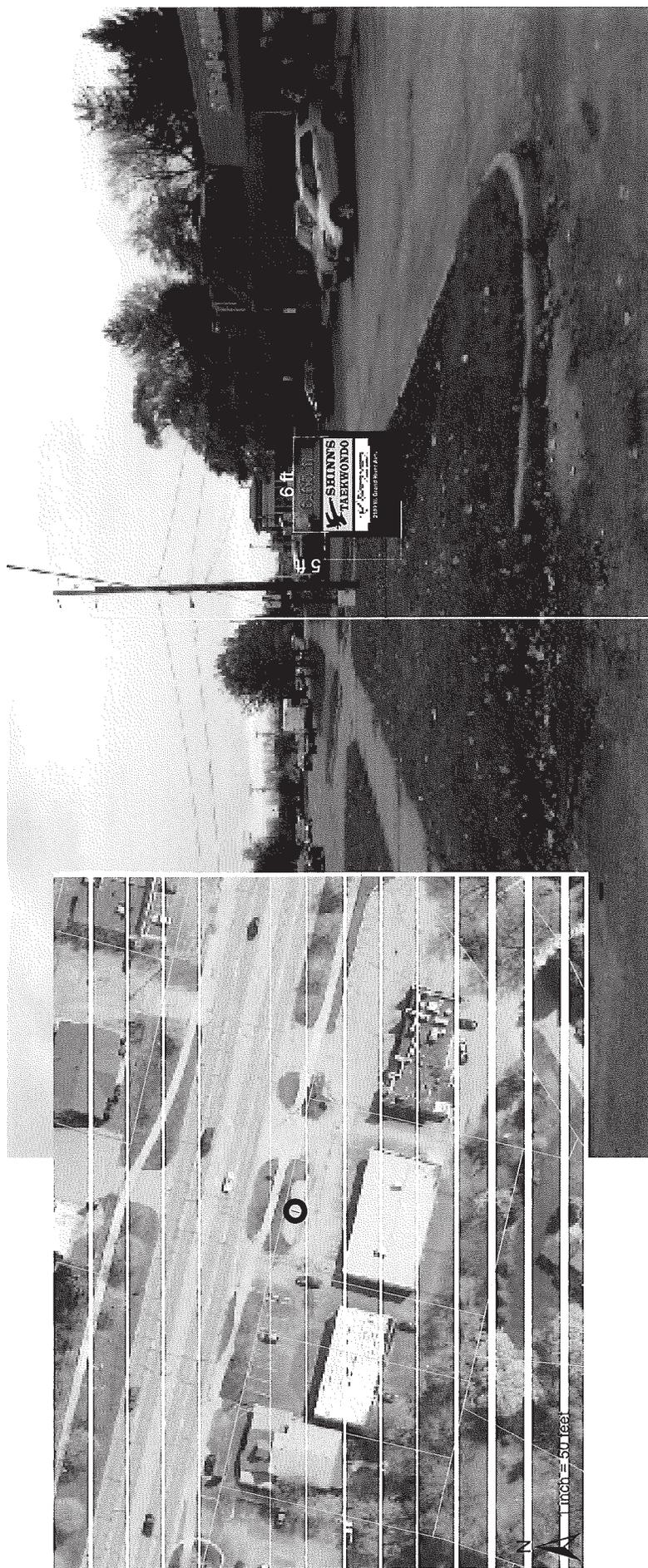
Company:
Comments:

CUSTOMER INFO

Name:
Phone:
Fax:
E-mail:

DESCRIPTION

JOB DESCRIPTION, MATERIALS, ETC.



THIS RENDERING IS INTENDED AS A SAMPLE ONLY. COLOR, TEXTURE, MEASUREMENTS, AND ACTUAL APPEARANCE MAY VARY SLIGHTLY FROM COMPLETED WORK AND IS CONSIDERED NORMAL & USUAL. TO ASSURE SAFETY AND QUALITY OUR PRODUCTS IS **®** LISTED

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LANSING EAST
2189 West Grand River,
Okemos, MI 48864
Phone: 517-489-4314
Email: designer@signarama-lansingeast.com

I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF WORK TO BE PERFORMED & APPROVE THIS PROJECT TO BEGIN:

CUSTOMER APPROVAL SIGNED BY : _____

PRINT : _____ DATE: _____

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