



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING  
February 24, 2021 6:30 pm

**Zoom meeting ID: 867 6651 8469**  
**Zoom password: 5151**

1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
  - A. December 16, 2020 Meeting Minutes
4. COMMUNICATIONS
  - A. Richard McKee RE: ZBA #21-02-24-1
5. UNFINISHED BUSINESS
6. NEW BUSINESS

**A. ZBA CASE NO. 21-02-24-1 (Johnson Sign Company), 2240 Lansing Ave, Jackson, MI, 49202**

DESCRIPTION: 2076 Towner Road  
TAX PARCEL: 04-227-003  
ZONING DISTRICT: I (Industrial)

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

- Section 86-688 (1), All limitations governing signs in commercial districts shall apply.

Johnson Sign Company, the applicant, is requesting a variance to install a 48 square foot wall sign on the north building façade at 2076 Towner Road.

7. OTHER BUSINESS
  - A. Election of 2021 Officers
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT

---

Variance requests may be subject to change or alteration upon review of request during preparation of the staff memorandum. Therefore, Sections of the Code of Ordinances are subject to change. Changes will be noted during public hearing meeting.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Assistant Planner Justin Quagliata, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4580 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

**CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS REGULAR MEETING MINUTES \*DRAFT\*  
5151 MARSH ROAD, OKEMOS, MI 48864-1198  
(517) 853-4000  
WEDNESDAY, DECEMBER 16, 2020 6:30 PM  
TOWN HALL ROOM**

PRESENT: Chair Mansour, Members, Field-Foster, Hendrickson, Kulhanek  
ABSENT: Member Wisinski  
STAFF: Director of Community Planning and Development Mark Kieselbach, Associate  
Planner Keith Chapman

**1. CALL MEETING TO ORDER**

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

**2. APPROVAL OF AGENDA**

MEMBER HENDRICKSON MOVED TO APPROVE THE AGENDA AS SUBMITTED.

SECONDED BY MEMBER FIELD-FOSTER.

VOICE VOTE: Motion carried unanimously.

**3. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES**

A. October 28, 2020 Meeting Minutes

MEMBER FIELD-FOSTER MOVED TO APPROVE THE MINUTES FROM WEDNESDAY, OCTOBER 28, 2020 AS SUBMITTED.

SECONDED BY MEMBER KULHANEK.

VOICE VOTE: Motion carried unanimously.

**4. COMMUNICATIONS**

None

**5. UNFINISHED BUSINESS**

None

**6. NEW BUSINESS**

**A. ZBA CASE NO. 20-12-16-1 (Chipotle Mexican Grill), 610 Newport Center Drive Ste. 1300, Newport Beach, CA, 92660**

DESCRIPTION: 2085 Grand River Avenue  
TAX PARCEL: 21-276-011  
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), Wall signs. In the case of multitenant structures, one wall sign shall be permitted for each tenant having an individual means of public access up to a size equivalent to one square foot for each one lineal foot of building frontage occupied.

Chipotle Mexican Grill, the applicant, is requesting a variance to install a second wall sign at 2085 West Grand River Avenue.

Assistant Planner Chapman outlined the case for discussion.

Chair Mansour asked the applicant or the applicant's representative if they would like to address the Zoning Board of Appeals (ZBA).

Will Johnson, Johnson Sign Company, 2240 Lansing Avenue, Jackson, MI, representing the applicant, stated the east side of building had better visibility as the front facade of the building was obscured by mature trees and vegetation. The proposed sign would be 29 square feet identical to the existing sign on the front facade of the building.

Member Hendrickson stated the ZBA approved a similar request for a tenant space on the west side of the building. Similar circumstances exist for the current request as with the previous request the trees in front of the building create a visibility issues which is not the fault of the applicant. The person using the drive through needs to be able to locate the business.

Chair Mansour stated she had visited the site and could make a case for practical difficulty. This is the third case the ZBA has heard regarding signage on Grand River Avenue. She suggested the regulations for the wall signage may need to be reviewed.

Member Hendrickson agreed there was need to review the sign ordinance and it was a goal of the Planning Commission in 2021.

Chair Mansour read review criteria one from Section 86-221 of the Code of Ordinances which states 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. Chair Mansour stated the ZBA had established there were unique circumstances for this site when it had considered the variance request for wall sign on the west side of the building.

Chair Mansour read review criteria two which states these special circumstances are not self-created. Chair Mansour stated the circumstances were not self-created.

Chair Mansour read review criteria three which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties. Chair Mansour stated there was a practical difficulty because of the trees in front of the building. The sight lines for the eastern elevation were challenging and it was difficult to locate the entrance into the building.

Chair Mansour read review criteria four which states that 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. Chair Mansour stated this criteria had been met. Visitors need to be able to locate the drive through and entrance on the east side of the building.

Chair Mansour read review criteria five which states 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. Chair Mansour stated this is the minimal action necessary as the proposed sign is the same size as the existing sign on the front facade.

Chair Mansour read review criteria six which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property. Chair Mansour stated this criteria had been met and the request was in keeping with the development.

Chair Mansour read review criteria seven which states the conditions pertaining to the land or structure are not as general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable. Chair Mansour stated this criteria had been met.

Chair Mansour read review criteria eight which states granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter. Chair Mansour stated this criteria had been met.

MEMBER HENDRICKSON MOVED TO APPROVE THE VARIANCE FOR ZBA CASE NO. 20-12-16-1 (Chipotle Mexican Grill), 610 Newport Center Drive, Ste. 1300, Newport Beach, CA 92660.

SECONDED BY MEMBER FIELD FOSTER.

ROLE CALL TO VOTE:

YEAS: Members Field-Foster, Hendrickson, Kulhanek, Chair Mansour

NAYS: None

Motion carried: 5-0

**7. OTHER BUSINESS**

None

**8. PUBLIC REMARKS**

Chair Mansour opened the floor for public remarks and seeing none, closed public remarks.

**9. BOARD MEMBER COMMENTS**

Chair Mansour wished everyone a Happy Holiday.

Member Field Foster thanked staff for their hard work on behalf of the ZBA.

Member Kulhanek thanked Chair Mansour for her work as Chairperson for the ZBA.

**10. ADJOURNMENT**

Meeting adjourned at 7:05 pm.

Respectfully Submitted.

Robin Faust, Administrative Assistant II

## Keith Chapman

---

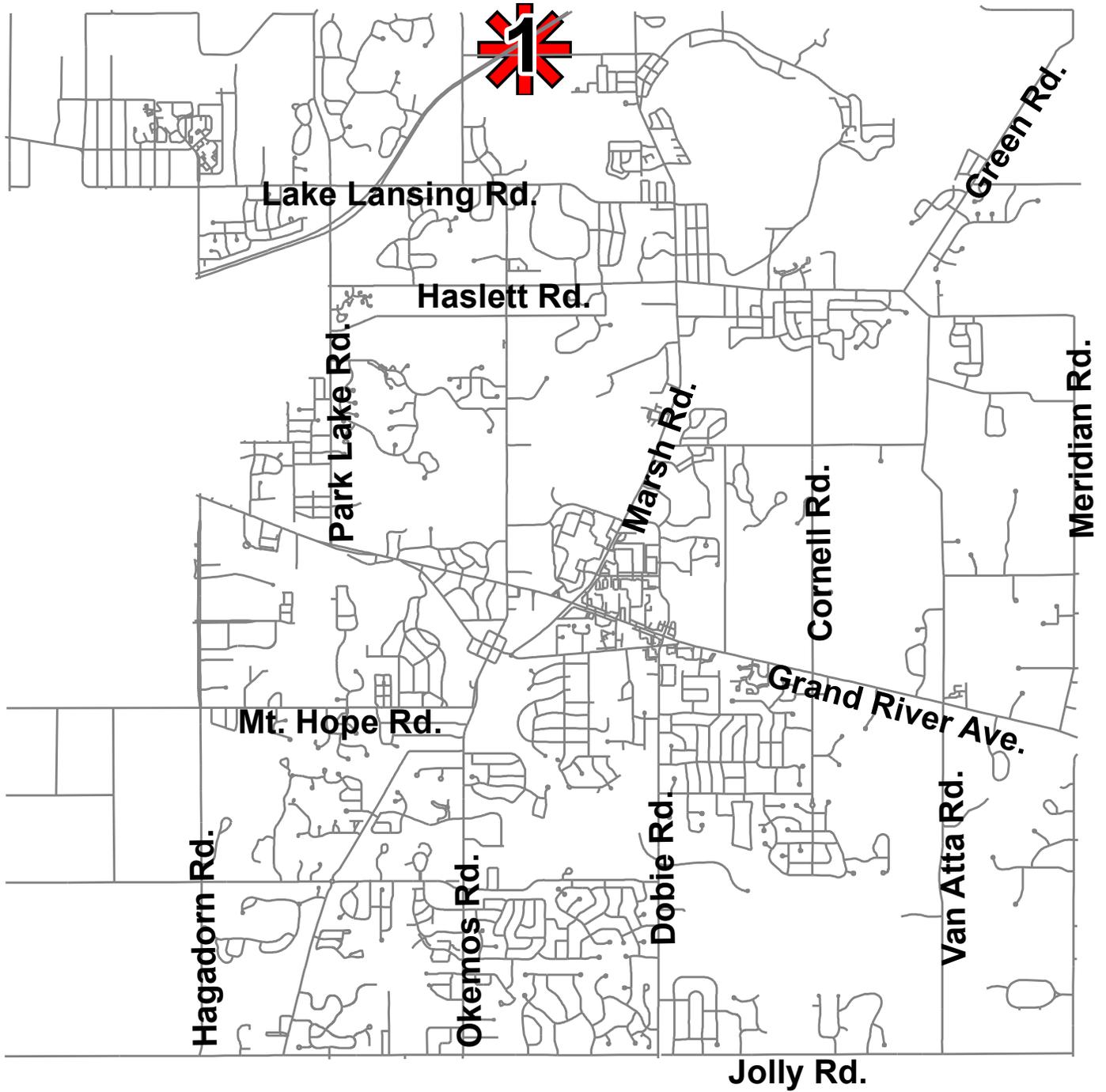
**From:** Richard mckee <mckeerw@hotmail.com>  
**Sent:** Monday, February 08, 2021 7:08 PM  
**To:** Keith Chapman  
**Subject:** Appeal #21-02-24-1

Keith Chapman

My home is at 2070 East M78. This sign would be directly opposite my driveway. It is my opinion that it would help customers find their facility and prevent people from bothering me for directions. As there are multiple signs larger than 51 sqft: ie. Wolverine Water, Overhead Door, M78 Body Shop, etc., I can see no reason to not allow this sign.

Richard McKee

# Meridian Township



Location Map

1. ZBA #21-02-24-1 (Johnson Sign Company)



## 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 this chapter would result in practical difficulties.
4. That 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.
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 and the purposes and intent of this Chapter.



**To:** Zoning Board of Appeals  
**From:** Keith Chapman, Assistant Planner  
**Date:** February 19, 2021  
**Re:** ZBA Case No. 21-02-24-1 (Johnson Sign Company)

---

**ZBA CASE NO.:** 21-02-24-1 (Johnson Sign Company), 2240 Lansing Avenue, Jackson, MI 49202  
**LOCATION:** 2076 Towner Road  
**PARCEL ID:** 04-227-003  
**ZONING DISTRICT:** I (Industrial)

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

- Section 86-688 (1), All limitations governing signs in commercial districts shall apply.

A wall sign in the Industrial zoning district is subject to Section 86-687(3)(a) in the commercial zoning district that states one wall sign shall be permitted and may be located flat against the building's front facade or parallel to the front facade on a canopy. For businesses with frontage on more than one public street, two signs may be permitted. In no case shall more than one wall sign be located on a facade and no wall sign shall be located on a rear facade.

Johnson Sign Company, the applicant, is requesting a variance to install a second wall sign at 2076 Towner Road. The 2.70 acre subject property is zoned I (Industrial) and is located at the northeast corner of Saginaw Highway and Towner Road. The existing 5,613 square foot office warehouse building was constructed in 2017 (SPR #16-12). The building is occupied by two tenants named Great Lakes Office Furniture and Retractable Solutions Inc.

The existing building is located on an irregular shaped lot that has frontage on Saginaw Highway and Towner Road. Both the west and north facades of the building face Saginaw Highway. The west façade has 101 linear feet of building frontage and the north façade has 48 feet of linear frontage.

One 97.8 square foot wall sign is currently installed on the west façade of the building, for which a permit was issued on October 5, 2020. A second wall sign, 48 square feet in size, is proposed on the north façade of the building. This side of the building is 48 feet in length. The applicant is requesting a variance to install the second wall sign on the north facade of the building.

**ZBA Case No. 21-02-24-1 (Johnson Sign Company)**  
**Zoning Board of Appeals (February 24, 2021)**  
**Page 2**

**Attachments**

1. Variance application dated January 11, 2021 and received by the Township on January 21, 2021.
2. Applicant's response to review criteria received by the Township on January 21, 2021.
3. Sign plan prepared by Johnson Sign Company dated January 11, 2021 (Revised February 4, 2021) and received by the Township on January 21, 2021.
4. Site plan prepared by Kebs, Inc. dated August 5, 2016 (Revised November 7, 2016) and received by the Township on January 21, 2021.
5. Approved Sign Plan on West Elevation approved by the Township on October 5, 2020.
6. Zoning map.

G:\COMMUN PLNG & DEV\PLNG\ZBA\2021 ZBA\ZBA 21-02-24\ZBA 21-02-24-1 (Johnson Sign Company)\ZBA 21-02-24-1 staff report

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

VARIANCE APPLICATION

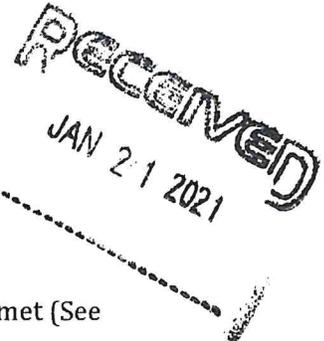
A. Applicant Johnson Sign Co. Address of Applicant  
2240 Lansing Ave.  
Jackson, MI 49202 Telephone (Work)  
517-784-3720 Telephone (Home) \_\_\_\_\_ Fax 517-784-1556 Email  
address: greg@johnsonsign.com Interest in property (circle one): Owner  
Tenant Option Other Contractor

B. Site address/location 2076 Towner Rd. Zoning district  
1 Parcel number 33-02-02-04-227-003

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) a, 86-687 (3) b

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)



James Johnson  
Signature of Applicant

James Johnson  
Print Name

1/11/21  
Date

Fee: \$300.00

Received by/Date: \_\_\_\_\_

*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.)*

James Johnson  
Signature of Applicant(s)

1/11/21  
Date

\_\_\_\_\_  
Signature of Applicant(s)

\_\_\_\_\_  
Date

Review Criteria:

1. The unique circumstances that are peculiar to this building is the position of the building due to being on a corner lot. This building is positioned so that it's main elevation is facing E. Saginaw St even though its main entrance is Towner Rd.
2. These special circumstances are not self-created. This property is a unique corner lot that was not self-created by the owner.
3. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties for the owner. A lot of their customers travel west bound on E. Saginaw St and without a building sign on this elevation they are not able to identify their business properly and safely.
4. By denying this variance, this would unreasonably not only prevent the owner from being able to properly identify their business for the E Saginaw St traffic, but it would also unreasonably prevent their customers and the public who are traveling west bound on E. Saginaw St to find their business safely and easily.
5. Granting this variance is a minimum action that will help make possible the use of this building in a manner which is not contrary to public interest. It would carry out the spirit of the zoning ordinance because this sign meets the size requirements of the ordinance. It would secure public safety because it would help all those traveling west on E. Saginaw St to identify their business safely and properly. This would provide substantial justice to both the owner and their customers.
6. The granting of this variance will not adversely affect adjacent land because their unique circumstances are particular to their property and not others.
7. The conditions pertaining to this land are not so general or recurrent in nature to make the formulation of a general regulation for such conditions practicable.
8. The granting of the variance will be generally consistent with public interest and the purposes and intent of this chapter because the sign its self meets the size requirements of the ordinance and is in line with the types of signs that are allowed.



www.johnsonsign.com

Corporate Office - Jackson  
2240 Lansing Ave. Jackson, MI 49202

Douglas Sign - Lansing  
A Division of Johnson Sign  
1800 S. Cedar St. Lansing, MI 48910

Huron Sign - Ypsilanti  
A Division of Johnson Sign  
663 S. Mansfield St. Ypsilanti, MI 48197

215.25 "  
84.7 " 117.34 "

32 "

# Retractable Solutions Inc. | Great Lakes Office Furniture

(1) SET OF NON-LIT 1/4" THICK ALUMINUM LETTERS  
PAINTED SATIN ALUMINUM @ 48 SQ. FT.



## NORTH ELEVATION

JOB NAME: GREAT LAKES  
INTERIORS & DESIGN  
LOCATION: 2076 TOWER RD  
HASLETT, MI  
ACCOUNT REP: JR  
DESIGNER: \_\_\_\_\_  
REVISION: \_\_\_\_\_

NOTES:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

FILE NAME: GRE-WL-2-121020-LE  
SCALE: 3/8"=1'

This design and all material appearing hereon constitute the original unpublished work of Johnson Sign Co. may not be duplicated, used or disclosed without written consent.



THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

JOHNSON SIGN CO DOES NOT PROVIDE PRIMARY ELECTRIC TO SIGN LOCATION RESPONSIBILITY OF OTHERS

CUSTOMER APPROVAL: \_\_\_\_\_

DATE: \_\_\_\_\_



SITE PLAN FOR GREAT LAKES INTERIORS  
 LINEAL FT FOR NORTH ELEVATION= 51'  
 TOTAL SQUARE FOOT OF SIGN= 51 SQ FT



WALL SIGN FOR NORTH (E SAGINAW ST)



www.johnsonsign.com

Corporate Office - Jackson  
 2240 Lansing Ave. Jackson, MI 49202

Douglas Sign - Lansing  
 A Division of Johnson Sign  
 1800 S. Cedar St. Lansing, MI 48910

Huron Sign - Ypsilanti  
 A Division of Johnson Sign  
 663 S. Mansfield St. Ypsilanti, MI 48197

JOB NAME:  
GREAT LAKES  
 INTERIORS & DESIGN  
 LOCATION:  
2076 TOWER RD  
HASLETT, MI  
 ACCOUNT REP: JR  
 DESIGNER: \_\_\_\_\_  
 REVISION: \_\_\_\_\_

NOTES:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

FILE NAME:  
SITE PLAN-NORTH  
 SCALE:  
3/8"=1'

This design and all material appearing hereon constitute the original unpublished work of Johnson Sign Co. may not be duplicated, used or disclosed without written consent.

 THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

JOHNSON SIGN CO DOES NOT PROVIDE PRIMARY ELECTRIC TO SIGN LOCATION RESPONSIBILITY OF OTHERS

CUSTOMER APPROVAL: \_\_\_\_\_

DATE: \_\_\_\_\_



NORTH 1/4 CORNER SECTION 4, T4N, R1W

N89°43'17"E 2606.37' NORTH LINE SECTION 4

AMENDED CORNER CONCRETE MONUMENT 2.00' NORTH OF NORTHEAST CORNER

NORTHEAST CORNER SECTION 4, T4N, R1W

STANDARD CONSTRUCTION NOTES

- 1. The Contractor shall notify the Charter Township of Meridian, Department of Public Works... 2. All construction shall conform to the current standards and specifications of the Charter Township of Meridian... 3. After the completion of construction of public utilities or construction within public right-of-way... 4. The existing utilities indicated on the plans are in accordance with available information... 5. The contractor shall notify "MISS DIG" 1-800-482-7171 at least 72 hours prior to the start of construction... 6. The contractor shall at all times be aware of inconvenience caused to the abutting property owners and the general public... 7. A Registered Land Surveyor provided by the contractor at the contractor's expense shall replace all property irons and monuments disturbed or destroyed by the contractor's operations... 8. Contractor shall provide Owner and Township Engineer a copy of written permission to use private property for storage of equipment and materials or for his construction operations... 9. Trench backfill under existing or proposed roadways, driveways, and parking areas, shall be sand or gravel, placed in 12" layers (maximum) and consolidated to 95% of maximum density as measured by modified proctor unless otherwise noted... 10. Trees and shrubs are to be protected during construction and bored where necessary... 11. Existing fences shall be removed and restored to their original condition or better where in conflict with construction... 12. Driveways, culverts, ditches, drain tile, tile fields, drainage structures, etc., that are disturbed by the contractor's operations shall be immediately restored... 13. All established lawn areas disturbed by the contractor's operations shall be reseeded with matching seed. All other areas shall be seeded and mulched. Seeding and mulching shall be done in accordance with the General Specifications... 14. All ditch slopes shall have established vegetation and be protected from erosion... 15. All utility poles in close proximity to construction shall be supported in a manner satisfactory to the utility owner... 16. Prior to acceptance of the public utility, one complete set of acceptable sealed as-built mylars, minimum 3 mils thick, and one diskette (AutoCAD format) of the site plans shall be submitted to the Office of Engineering... 17. Onsite parking and sanitary facilities shall be provided for construction workers. The facilities shall be constructed and operated (with minimal impact to the surrounding area) to the satisfaction of the Township.

PATHWAY / SIDEWALK NOTES

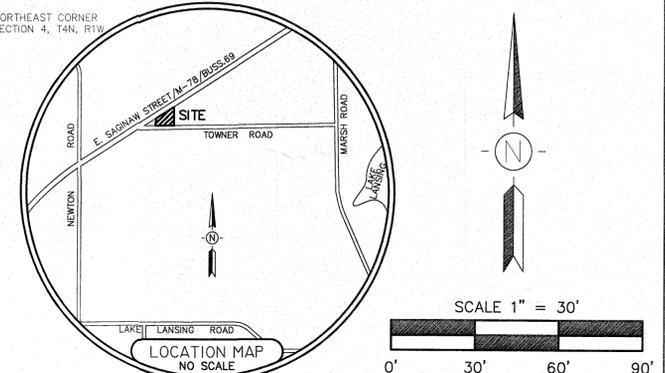
- 1. Sidewalk - 5' (minimum) wide concrete 4" thick, 6" thick through single family residential driveways, 7" thick through multi-family residential and commercial driveways on 3" compacted sand backfill. To maintain continuity, all 4" wide concrete sidewalks shall be replaced with new 4" wide concrete sidewalk when appropriate... 2. Pathways (adjacent to roadways) - 7' (minimum) (8' when next to a wall or other object) wide concrete, 4" thick, 6" thick through residential driveways, 7" thick through commercial driveways on 3" compacted sand backfill... 3. Pathways - (off-road) - 8' (minimum) wide concrete, 6" thick concrete on 3" compacted sand backfill or 8' (minimum) wide asphalt 3" thick (Bituminous Mixture 1500T/L) on 6" of 21AA crushed limestone (minimum 9" wide)... 4. Sidewalks and pathways shall generally be placed 1 (one) foot from the ultimate right-of-way as identified on the "Street and Highway Plan". Contact the Department of Planning and Community Development for a current copy of the plan... 5. A boardwalk may be required to be installed instead of a standard concrete sidewalk/pathway if regulations do not allow their installation... 6. Pathways and sidewalks shall be constructed so as to promote proper positive surface drainage. Where ever possible the sidewalk/pathway shall be constructed 0.5' higher than the curb... 7. Retaining walls shall only be installed where all other efforts (offsite grading easements, tree relocation, etc.) to mitigate the need for such wall have been evaluated for cost effectiveness and dismissed... 8. Guardrails and handrails shall be installed where the slopes adjacent to the pathway/sidewalk cannot be constructed to 1' vertical for every 3' horizontal. The depth to the toe of the slope area will be considered when implementing this requirement... 9. Pathways or sidewalks that do not connect to an existing pathway/sidewalk shall provide a gradual transition to existing ground. A "path ends" sign shall be posted at all pathway/sidewalk termini... 10. Maximum slope of sidewalk is 5%. Cross slope is 2%... 11. All existing bituminous and concrete to be removed shall be sawcut... 12. Expansion joint to be placed at 100' intervals... 13. All lumber to be pressure treated (Osborne 33 or equal) to 0.4 retention.

STORM SEWER

- 1. All storm sewer construction shall comply with the requirements of the Ingham County Drain Commissioner and the Ingham County Road Commission and shall be subject to their inspection and approval... 2. All storm sewer 8" and smaller shall be PVC SDR 35, or vitrified clay C-700 ES... 3. All storm sewer pipe 10" and larger shall be C-76, Class II reinforced concrete pipe... 4. All storm sewer joints shall be wrapped with Mirafi Geotextile 140N or equal. No joint mastic shall be used. Fabric shall be 18" wide, overlapped by not less than 6" and held in place by duct taping the overlap and/or equal holding material, until backfilled. O-ring rubbers on PVC pipe shall be removed and wrapped as indicated above... 5. All pipe to be laid with the aid of laser equipment... 6. All storm sewer manholes and catch basin shall be in accordance with the Ingham County Drain Commissioner and the Ingham County Road Commission Standards with Neenah R-1784 or E.J.L.W. 1060-B covers for manholes. E.J.L.W. 7045 or Neenah R-3031-B for Standard curb inlets, E.J.L.W. 7065 or Neenah R-3034-B for rolled curb inlets, E.J.L.W. 6508 or Neenah R-4340-A for Beehive Grate or castings as indicated on the plans... 7. All catch basins and yard drains shall have a three foot deep sump... 8. All storm leads shall be 4" Polyvinylchloride (PVC) tubing, installed at a minimum slope of 1%... 9. All 7 foot dia storm manhole, as approved by Ingham County Drain Commission, may be constructed with concrete radial block provided that precast bases and precast reducer tops are used. Construction with MDT standard plan 1-1E, sheets 1 to 4 and all applicable MDT specifications. All 4 foot and 5 foot diameter storm manholes shall be precast in accordance with ASTM C-478 and applicable MDT standards and specifications.

CLIENT: GLDRS, LLC 1020 E. SAGINAW ST. LANSING, MI 48906 PH: (517) 290-8645 FAX: (517) 485-8543

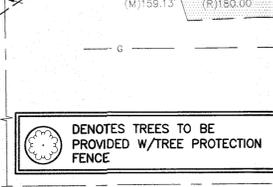
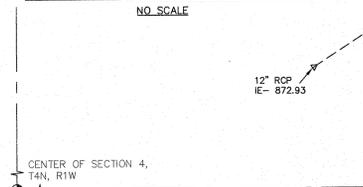
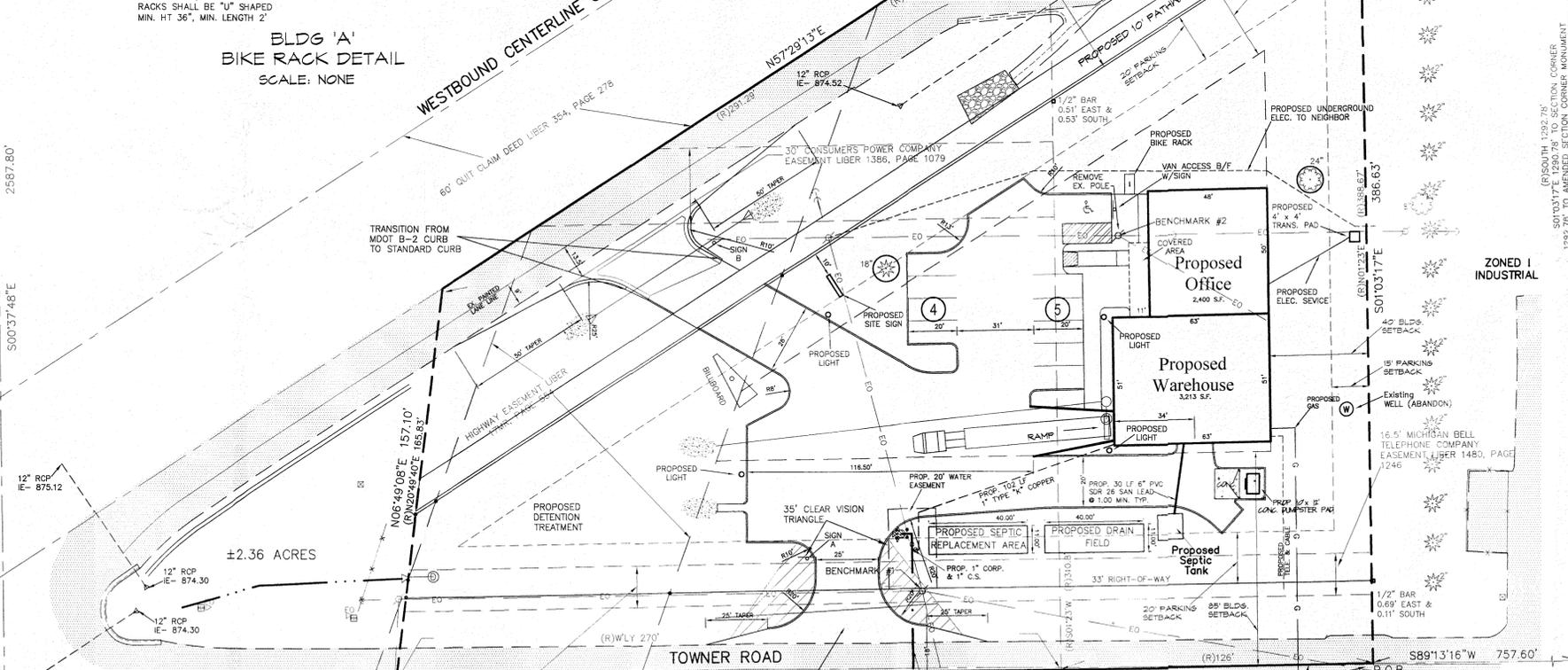
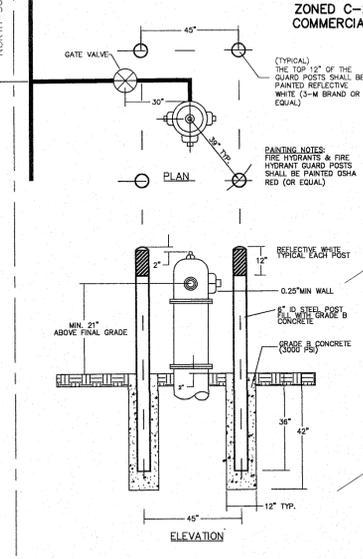
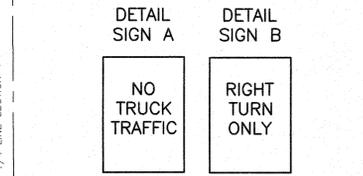
ENGINEER/SURVEYOR: KEBS, Inc. 2116 HASLETT RD. HASLETT, MI 48840 PH: (517) 339-1014 FAX: (517) 339-8047



LEGAL DESCRIPTION- AS SURVEYED: A parcel of land in the Northeast Fractional 1/4 of Section 4, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the Northeast corner of said Section 4; thence S01°03'17"E along the East line of said Section 4 a distance of 1290.78 feet to the South line of the North 1/4 of said Northeast 1/4 as monumented also being the centerline of Towner Road; thence S89°13'16"W along said South line 757.60 feet to the point of beginning of this description; thence continuing S89°13'16"W 396.00 feet; thence N06°49'08"E 157.10 feet to the centerline of Eastbound Saginaw Highway (M-78); thence N57°29'13"E along said centerline 439.00 feet; thence S01°03'17"E parallel with said East line of Section 4 a distance of 386.63 feet to the point of beginning; said parcel containing 2.36 acres of land, more or less; said parcel subject to the right-of-way for road purposes along Towner Road and Saginaw Highway (M-78); said parcel subject to all easements and restrictions if any.

Item 13: Parcel is subject to any rights, title, interest or claim thereof to that portion of the land taken, used, or granted for streets, roads, or highways.

- WATER MAIN NOTES 1. Hydrant elevations and gate well top elevations shall be set to existing ground elevations unless otherwise directed by the Township Engineer... 2. All water mains shall be constructed with 5 feet of cover below finish grade, unless otherwise indicated on the plans... 3. Connection to the existing water main shall not be made until after the successful completion of pressure and bacteriological tests... 4. All valves shall be counter-clock wise open... 5. All fire hydrants shall be E.J.W 5-BR (code 54915) Traffic Type with breakaway flange or approved equal... 6. There shall be a 1 inch corporation stops installed on both sides of in-line gate valves that are 12" diameter and larger... 7. Two brass wedges shall be installed at each joint on ductile iron pipe... 8. Cadillac wrap, or an approved equal shall be used around the water main at gate well walls... 9. For existing lines: service taps, shut off valves, and service line extensions to the property shall be made by Township Department of Public Works personnel for connections 2" and smaller... 10. Where water mains must dip to pass under a storm sewer or sanitary sewer, the sections which are deeper than normal shall be kept to a minimum length by the use of 45, 22 1/2 or 1 1/4 degree bands properly restrained... 11. Hydrants shall be painted OSHA red... 12. All manhole covers shall bear the legend "Meridian Water" with tree logo, where available... 13. All pipes, piping fittings, plumbing fittings, and fixtures that are used for potable water must comply with the new lead-free requirement and must bear the mark NSF/ANSI Standard 61, Annex G or NSF 6192.



EX. LEGEND: 1/2\"/>

SITE DATA: PROPOSED WAREHOUSE TOTAL SITE AREA = 2.70 ACRES ZONED I (INDUSTRIAL) MAX. BLDG. COVERAGE ALLOWED = 40% PROP. BLDG. COVERAGE = 4.77%

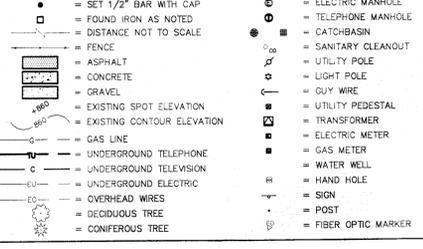
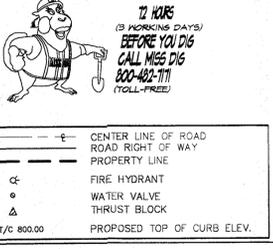
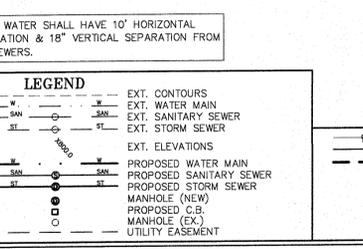
BUILDING SETBACKS SHOWN ON PLAN. BUILDING/UNIT DATA: WAREHOUSE FLOOR AREA = 3,213 S.F. PROPOSED OFFICE FLOOR AREA = 2,400 / S.F. MAXIMUM BUILDING HEIGHT = 40 FT. PARKING REQUIRED: WAREHOUSE = 1/1700 S.F. 3213/1700 = 2 SPACES REQUIRED OFFICE 3/1000 S.F. GROSS S.F. 2400/1000 x 3 = 7 SPACES REQUIRED TOTAL REQUIRED = 9 SPACES (INCL. 1 HCP) TOTAL PROVIDED = 10 SPACES BIKE PARKING REQ'D. = 2 SPACES

UTILITIES: WATER: PRIVATE WELL. SANITARY: PRIVATE SEPTIC FIELD. STORM: ON-SITE RETENTION BASIN WITH OVERFLOW. TRASH: ON-SITE DUMPSTER SERVICE.

NOTES: LOCATE UTILITIES PRIOR TO INSTALLATION (COORDINATE W/ ENGINEER) AS-BUILT UTILITY LOCATIONS & ELEVATIONS MUST BE DELIVERED TO THE CITY ENGINEER UPON COMPLETION OF THE PROJECT. EXISTING SEPTIC SYSTEM HAS BEEN REMOVED.

SHEET INDEX: 1. SITE & UTILITY PLAN. 2. STORM & GRADING PLAN. 3. SECC PLAN. 4. LANDSCAPE PLAN. 5. SECC/DETAIL SHEET. 6. MERIDIAN WATER DETAIL SHEET. 7. MERIDIAN PATHWAY DETAIL SHEET.

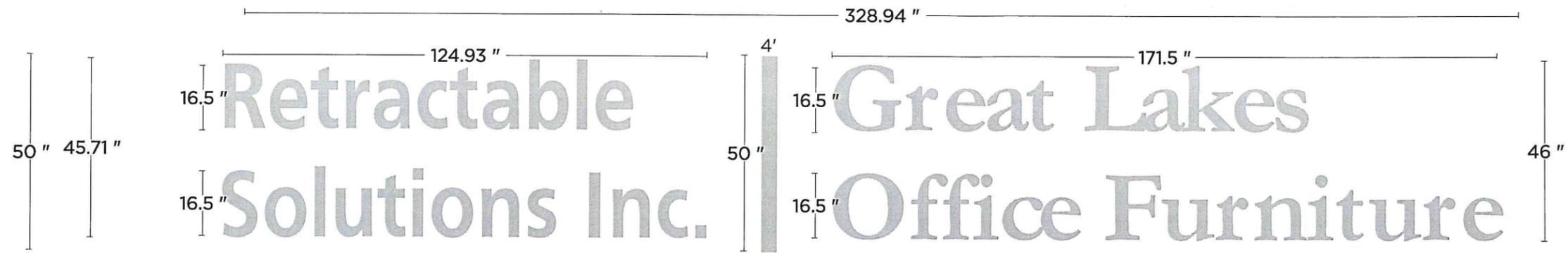
0 DENOTES PROPOSED NUMBER OF 9'x20' PARKING SPACES. ADDRESS: 2076 TOWNER & VACANT TOWNER RD., HASLETT, MI. 48840 TAX ID#S: 33-02-02-04-227-003 & 33-02-02-04-227-002



REVISIONS table with columns for date, description, and initials. KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS. 2116 HASLETT ROAD, HASLETT, MI 48840. PH: 517-339-1014 FAX: 517-339-8047. 2076 Towner & Vacant Towner Rd. SITE & UTILITY PLAN. SCALE: 1" = 30'. DESIGNER: JWK. APPROVED BY: JWK. DATE: 6-24-16. PROJECT MGR: JWK. SHEET 1 OF 7. AUTHORIZED BY: GLDRS, LLC. JOB #: 89981.

APPROVED Date: 6/24/16 By: [Signature] Final

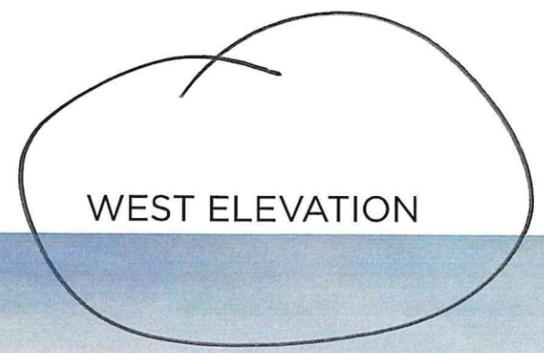
PB20-01018



97.8 SQ. FT.

(1) SET OF NON LIGHTED WALL LETTERS

**Approved**



www.johnsonsign.com

Corporate Office - Jackson  
2240 Lansing Ave. Jackson, MI 49202

Douglas Sign - Lansing  
A Division of Johnson Sign  
1800 S. Cedar St. Lansing, MI 48910

Huron Sign - Ypsilanti  
A Division of Johnson Sign  
663 S. Mansfield St. Ypsilanti, MI 48197

JOB NAME: GREAT LAKES

INTERIORS & DESIGN

LOCATION: 2076 TOWER RD  
HASLETT, MI

ACCOUNT REP: JR

DESIGNER: \_\_\_\_\_

REVISION: \_\_\_\_\_

NOTES:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

FILE NAME: GRE-WL-2-091720-LE

SCALE: 3/8"=1'

This design and all material appearing hereon constitute the original unpublished work of Johnson Sign Co. may not be duplicated, used or disclosed without written consent.

THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

JOHNSON SIGN CO DOES NOT PROVIDE PRIMARY ELECTRIC TO SIGN LOCATION RESPONSIBILITY OF OTHERS

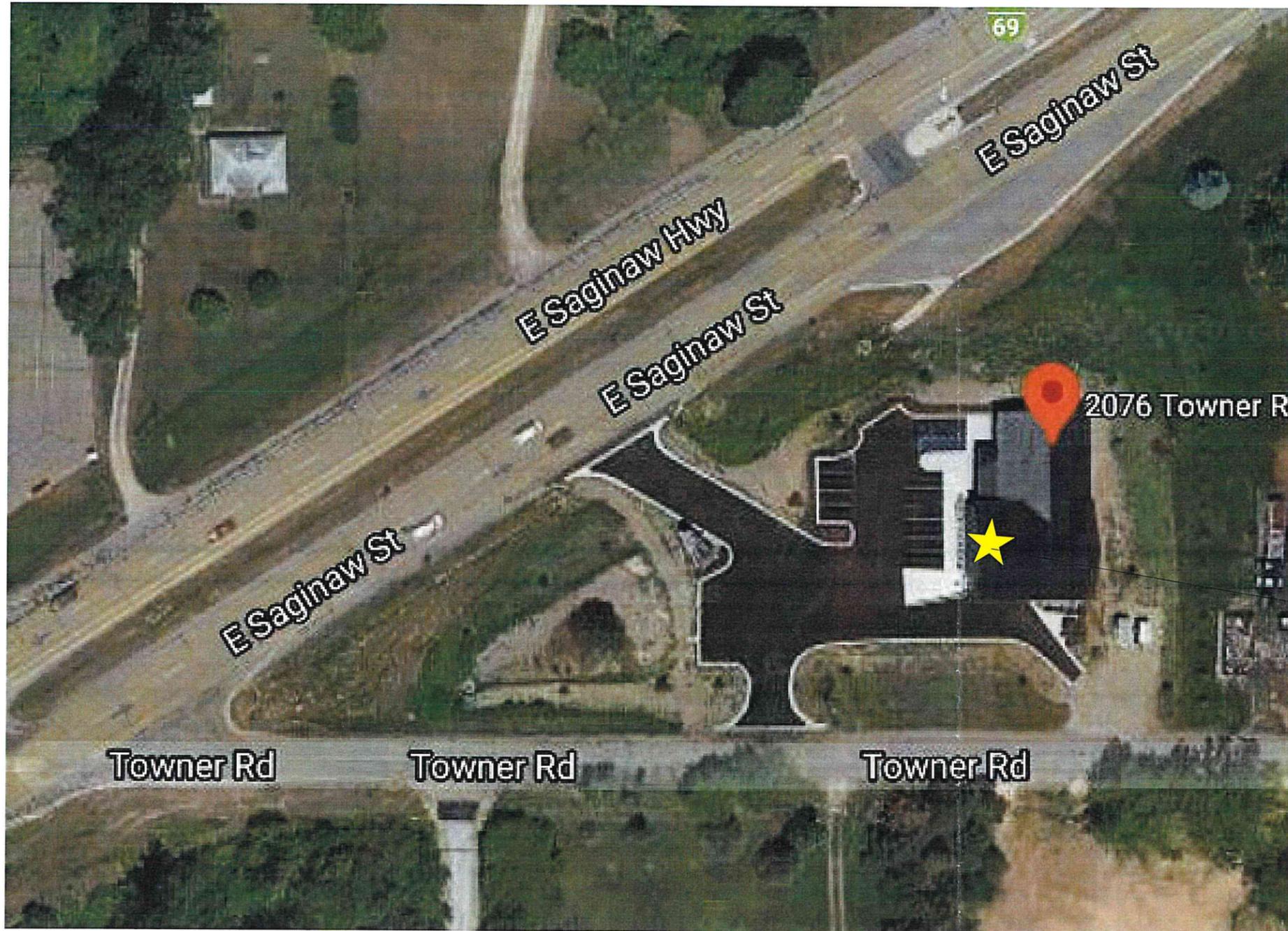
CUSTOMER APPROVAL: \_\_\_\_\_

DATE: \_\_\_\_\_



PB20-0678

SITE PLAN FOR GREAT LAKES INTERIORS  
LINEAL FT FOR WEST ELEVATION= 104'  
TOTAL SQUARE FOOT OF SIGN= 97.8



WALL SIGN FOR WEST (TOWNER RD)



www.johnsonsign.com

Corporate Office - Jackson  
2240 Lansing Ave. Jackson, MI 49202

Douglas Sign - Lansing  
A Division of Johnson Sign  
1800 S. Cedar St. Lansing, MI 48910

Huron Sign - Ypsilanti  
A Division of Johnson Sign  
663 S. Mansfield St. Ypsilanti, MI 48197

JOB NAME: GREAT LAKES  
INTERIORS & DESIGN  
LOCATION: 2076 TOWNER RD  
HASLETT, MI  
ACCOUNT REP: JR  
DESIGNER: \_\_\_\_\_  
REVISION: \_\_\_\_\_

NOTES:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

FILE NAME: SITE PLAN  
SCALE: 3/8"=1'

This design and all material appearing hereon constitute the original unpublished work of Johnson Sign Co. may not be duplicated, used or disclosed without written consent.

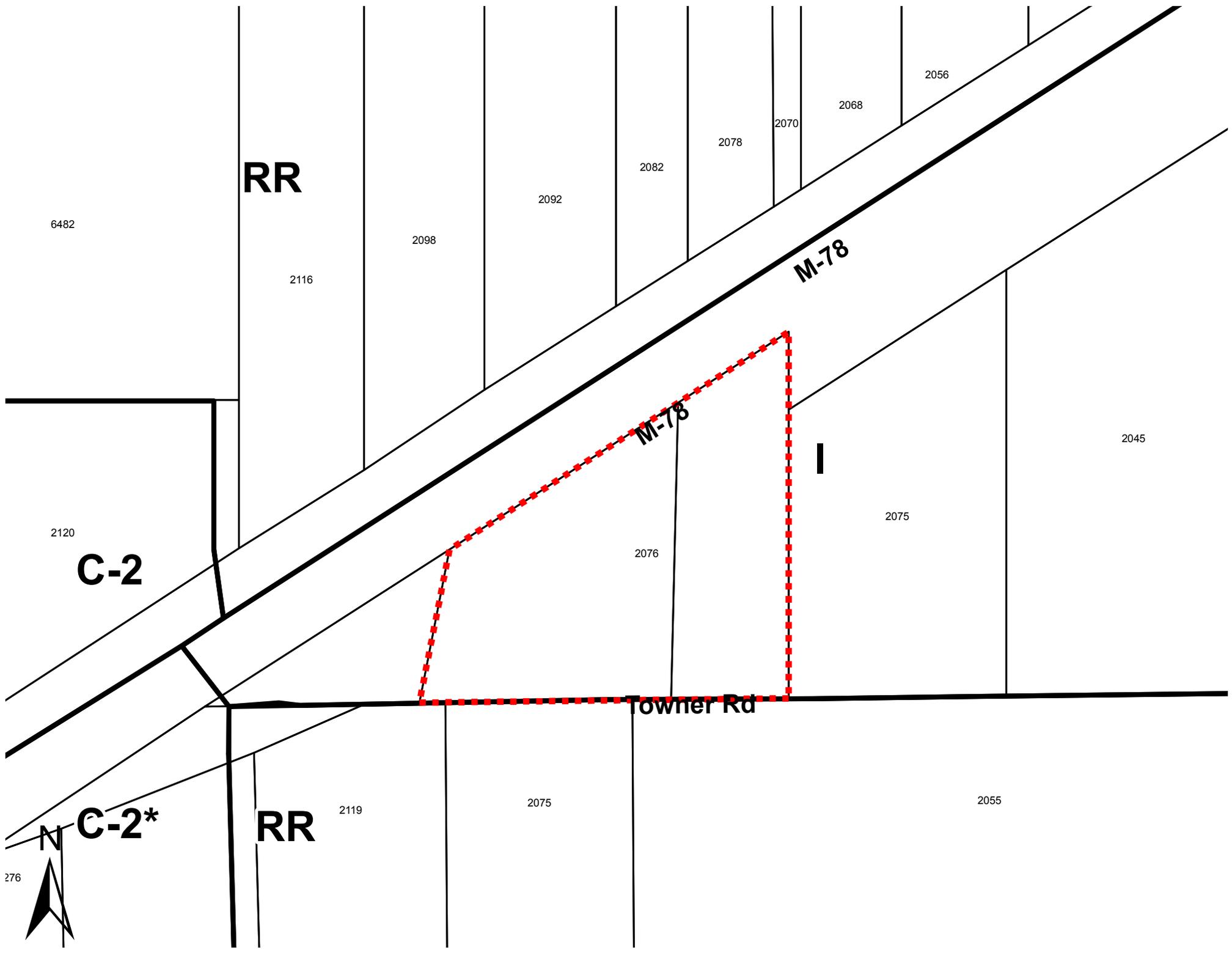
THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

JOHNSON SIGN CO DOES NOT PROVIDE PRIMARY ELECTRIC TO SIGN LOCATION RESPONSIBILITY OF OTHERS

CUSTOMER APPROVAL: \_\_\_\_\_

DATE: \_\_\_\_\_





**RR**

**M-78**

**M-78**

**I**

**Towner Rd**

**C-2**

**C-2\***

**RR**



6482

2116

2098

2092

2082

2078

2070

2068

2056

2120

2045

2075

2076

2119

2075

2055

276