



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING  
December 16, 2020 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. October 28, 2020 Meeting Minutes
4. COMMUNICATIONS
5. UNFINISHED BUSINESS
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.

7. OTHER BUSINESS
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT

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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, OCTOBER 28, 2020 6:30 PM  
TOWN HALL ROOM**

PRESENT: Chair Mansour, Members, Field-Foster, Hendrickson, Kulhanek, Wisinski,  
ABSENT: None  
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 WISINSKI.

VOICE VOTE: Motion carried unanimously.

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

A. October 14, 2020 Meeting Minutes

MEMBER WISINSKI MOVED TO APPROVE THE MINUTES FROM WEDNESDAY, OCTOBER 14, 2020 AS SUBMITTED.

SECONDED BY MEMBER HENDRICKSON.

VOICE VOTE: Motion carried unanimously.

**4. COMMUNICATIONS**

**5. UNFINISHED BUSINESS**

None

**6. NEW BUSINESS**

**A. ZBA CASE NO. 20-10-28-1 (5937 Potter St, LLC), 4090 Wabaningo Road, Okemos, MI, 48864**

DESCRIPTION: 5937 Potter Street

TAX PARCEL: 10-228-015

ZONING DISTRICT: RN (Mixed Residential), Lake Lansing Overlay

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

- Section 86-368(b)(1)(e) The main body of the dwelling shall be a rectangle, with a width of

- not less than 20 feet, as measured across the narrowest section.
- Section 86-442(f)(1) Minimum lot area. Lot area shall be consistent with the requirements of the underlying zoning district, except lots that were created and recorded prior to October 5, 1960, may be used for single-family residential purposes provided the lot is not less than 5,000 square feet in area.
  - Section 86-442(f)(2) Minimum interior lot width. Interior lot width shall be consistent with the requirements of the underlying zoning district, except lots that were created and recorded prior to October 5, 1960, may be used for single-family residential purposes provided the lot is not less than 35 feet in width at the street line and the minimum yard setbacks are maintained for the district where the lot is located.
  - Section 86-442(5)(a) Front yards. The front yard setback shall not be less than 20 feet from the street line.
  - Section 86-566 No driveway in a single-family residential zone shall be located closer than two feet from the side or rear lot line.

The applicant has requested variances to construct a single family home located at 5937 Potter Street.

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).

Darcie Whiddon, 4090 Wabaningo Road, Okemos, applicant, stated she purchased the house with the intent to make repairs but due to a fire and water damage was unable to make the repairs. The existing house will be demolish and a new house constructed. She would like to construct a house up to 18 feet in width and 40-50 feet in length. The proposed front yard setback of 15 feet is consistent with the setback for the existing houses on Potter Street. With an 18 foot wide house, there would be 10 feet on the north side of the proposed house for a 10 foot wide driveway with a zero lot line setback.

Member Wisinski asked why the residential lots were so small in this area.

Director Kieselbach replied the lots were originally platted at 66 feet in width. This lot was split in the 1950's into two parcels at 33 feet in width.

Member Wisinski stated the parcel had been zoned commercial but there was a single family house on the parcel.

Director Kieselbach replied when the parcel was zoned C-1 (Commercial), the residential use of the parcel became nonconforming. A single family house is not an allowed use in the C-1 zoning district. The applicant had requested the parcel be rezoned to residential to bring the use of the parcel into compliance. The rezoning to residential was approved by the Township Board in September 2020.

Member Wisinski asked if the gravel-type driveway on the site is in compliance.

Assistant Planner Chapman replied the driveway was a gravel/grass mixture and there was enough space for one car.

Commissioner Wisinski asked if the Zoning Ordinance allowed parking on this parcel.

Director Kieselbach replied parking was allowed on a hard surface of gravel, asphalt or concrete.

Member Wisinski asked if the width of the driveway was specified in the Zoning Ordinance.

Director Kieselbach replied there was not a specified width. The setback from property line for the driveway is two feet.

Chair Mansour asked if the trees on the north side of the parcel were owned by the applicant or were on the adjacent property.

Ms. Whiddon replied the first tree closest to Potter Street was owned by the adjacent property owner. The second tree was on her parcel.

Member Hendrickson asked if the other houses in the area had received variances for the front yard setback.

Director Kieselbach replied he was not sure if the houses had received variances but the houses were similar in age to the house on the subject parcel.

Member Field-Foster asked if the request included a garage and did the garage comply with the setbacks.

Ms. Whiddon replied she would like to build a garage in the future. She did not include the garage in the request because she believed it would meet the setback requirements.

Chair Mansour asked if the proposed garage would require a variance.

Assistant Planner Chapman replied without knowing the size of the garage, he would not be able to state if a variance was required.

Chair Mansour asked if it was possible to build a garage that would not require a variance.

Director Kieselbach replied it was possible. The setbacks for a detached garage are ten feet from the principal structure and five feet from the side or rear property lines.

Member Foster asked the applicant if she would still request a ten foot wide driveway if the garage was not constructed.

Ms. Whiddon replied yes. She would like additional space for parking vehicles.

Chair Mansour asked when the Township would deem a structure beyond repair and require it to be demolished.

Director Kieselbach stated the building inspector reported that due to the damage, it would be more cost effective to demolish the house but the decision would be up to the owner.

Member Kulhanek asked if the house was habitable.

Director Kieselbach replied without the necessary repairs, the house was not habitable.

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 there was unique circumstances with the lot of record, the rezoning to residential and the current condition of the house.

Chair Mansour read review criteria two which states these special circumstances are not self-created. Chair Mansour stated the circumstances were not self-created as the applicant had purchased the house with the intent to make repairs.

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 the house was uninhabitable and would need to be rebuilt.

Chair Mansour asked if the house was rebuilt, would it be nonconforming.

Director Kieselbach replied if the requested variances were granted, the house would be conforming.

Chair Mansour asked could a house be built on the parcel without variances.

Director Kieselbach stated no, variances would be required.

Chair Mansour stated there were practical difficulties because to repair or build a house would require variances.

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.

Member Hendrickson stated it would unreasonable prevent the owner from using the parcel for a residential use. The lot area and lot width cannot be changed. The front yard setback could be enforced but if the houses in the area are at the same setback and it would alter the character of the neighborhood. He suggested talking about the driveway separately. He was willing to considering the variance for lot area, lot width and side yard setbacks given the inability to build on the parcel but would like to hear more about the width of the house.

Ms. Whiddon stated she would like to change the request for the width of the house from 16 feet to 18 feet. A house 18 feet in width would allow more options for the design of the house and give sufficient area if the driveway variance was not granted.

Chair Mansour stated she was concerned with the house width and appreciate the applicant being willing to reduce the width in keeping with the character of the neighborhood.

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 the variances for the house width at 18

feet, the lot width, lot area and front yard setback were the minimum action necessary to allow a house to be built on the property.

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.

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 the houses in the area are unique and 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 ZBA CASE NO. 20-10-28-1, 5937 POTTER STREET, LLC FOR THE VARIANCES REQUESTED: THE VARIANCE OF 644 SQUARE FEET FOR THE LOT AREA; THE VARIANCE OF TWO FEET FOR LOT WIDTH; THE VARIANCE OF 15 FEET FOR FRONT YARD SETBACK AND THE VARIANCE OF TWO FEET FOR THE WIDE OF THE HOUSE.

SECONDED BY MEMBER WISINSKI.

Member Hendrickson stated it was the minimum action to allow the property owner to use the parcel for its intended purpose and complies with the criteria set forth in the Zoning Ordinance.

ROLE CALL TO VOTE:

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

NAYS: None

Motion carried: 5-0

Member Hendrickson asked the applicant is she would like to change the variance request for the driveway.

Ms. Whiddon stated she would prefer a zero lot line but was willing to amend the request to one foot from the property line and a nine foot wide driveway.

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 circumstances were unique.

Member Hendrickson stated the driveway will be abutting a commercial parking lot.

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.

Member Hendrickson asked the applicant if she planned on parking vehicles on Potter Street.

Ms. Whiddon stated the reason for the driveway was so there would be no parking on the street.

Chair Mansour stated she had visited the site. The street is narrow and there are parking restrictions in the area to discourage visitors to Lake Lansing Park from parking on the street. She voiced concern with on street parking in the area for public safety reasons and for practical purposes a house needs a driveway.

Member Field-Foster stated there was a practical difficulty because the streets are narrow in this neighborhood.

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.

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 the applicant is willing to request a one foot setback and it was the minimum action necessary.

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 it would not negatively impact the adjacent property and keep vehicles from the parking on the street.

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 WISINSKI MOVED TO APPROVE THE VARIANCE FROM SECTION 86-566 THAT NO DRIVEWAY IN A SINGLE FAMILY RESIDENTIAL ZONE SHALL BE LOCATED CLOSER THAN TWO FEET FROM THE SIDE OR REAR LOT LINE FOR ZBA CASE NO 20-10-28-1 5937 POTTER STREET LLC 4090 WABANINGO ROAD, OKEMOS, MI 48864, WITH A VARIANCE OF ONE FOOT.

SUPPORT BY MEMBER HENDRICKSON.

Member Hendrickson stated he appreciated the applicant's willingness to reduce the size of the driveway.

ROLE CALL TO VOTE:

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

NAYS: None

Motion carried: 5-0

**7. OTHER BUSINESS**

A. 2021 Meeting Calendar

Assistant Planner Chapman reviewed the proposed 2021 meeting calendar as outlined in staff memorandum.

**Chair Mansour moved to adopt the resolution approving the 2021 Zoning Board of Appeals Meeting Schedule as amended.**

**Seconded by Member Kulhanek.**

Member Hendrickson asked what was amended.

Assistant Planner Chapman stated the first version of the resolution stated the meetings were held at Township Building instead of being held virtually.

ROLE CALL TO VOTE:

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

NAYS: None

Motion carried: 5-0

**8. PUBLIC REMARKS**

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

**9. BOARD MEMBER COMMENTS**

Member Hendrickson stated next Tuesday is Election Day and outlined the steps to register to vote, obtain an absentee ballot and/or to vote in person at the polls on Election Day.

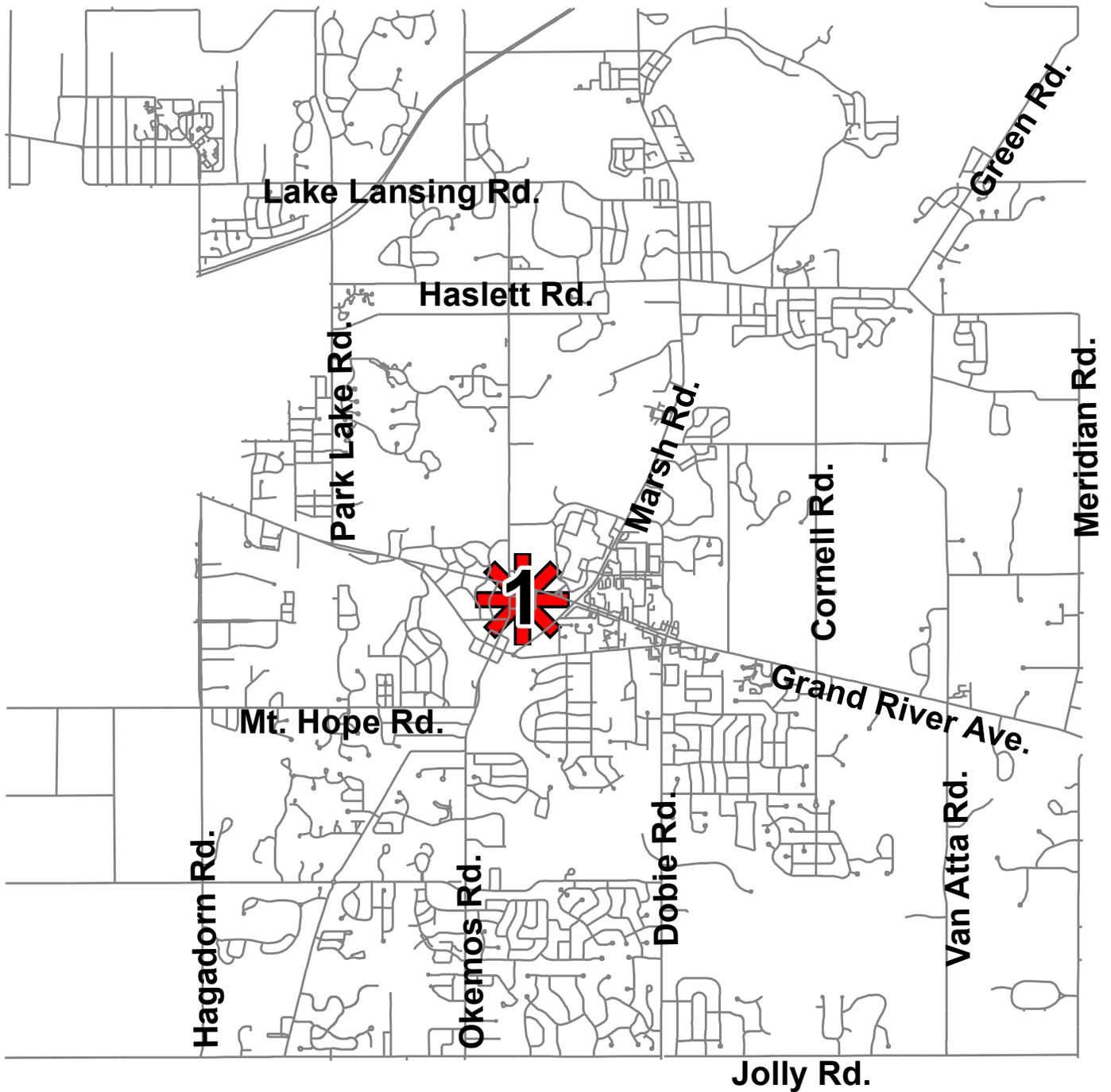
**10. ADJOURNMENT**

Meeting adjourned at 7:37 pm.

Respectfully Submitted.

Robin Faust, Administrative Assistant II

# Meridian Township



Location Map

1. ZBA #20-12-16-1 (Chipotle Mexican Grill)



## 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:** December 11, 2020  
**Re:** ZBA Case No. 20-12-16-1 (Chipotle Mexican Grill)

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**ZBA CASE NO.:** 20-12-16-1 (Chipotle Mexican Grill), 610 Newport Center Drive Suite 1300, Newport Beach, CA 92660  
**LOCATION:** 2085 Grand River Avenue  
**PARCEL ID:** 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. The 1.84 acre subject property is zoned C-2 (Commercial) and is located at the southeast corner of Grand River Avenue and Okemos Road. The previous restaurant was demolished to construct a five-tenant, 10,826 square foot commercial building.

The applicant occupies the easternmost tenant space of the building. Two doors serve the restaurant, one on the east façade and one on the front (north) side of the building. The space includes a drive-through window on the east building facade. Drive-through is only available via online-order ahead via their website and app. The drive-through lane required a special use permit, which was approved by the Planning Commission under Special Use Permit #19031. The project was approved under Site Plan Review #19-11. Current tenants in the building include Chipotle, Aspen Dental, Ivy Rehab Physical Therapy, Verizon, and a vacant suite.

Variances were granted by the Zoning Board of Appeals under ZBA Case #20-06-10-1, to permit the installation of a 47 square foot wall sign on the north façade and a second 47 square foot wall sign on the west facade of the building for the westernmost tenant space occupied by Aspen Dental. In approving the variance the Zoning Board of Appeals added a condition limiting the size of both signs to 47 square feet. The original variance request was to install two 92.3 square foot wall signs, one on the north building facade with 47 linear feet of frontage on Grand River Avenue, and one on the west building façade with 80 linear feet of frontage on Okemos Road.

**ZBA Case No. 20-12-16-1 (Chipotle Mexican Grill)**  
**Zoning Board of Appeals (December 16, 2020)**  
**Page 2**

Per the Township's zoning ordinance, a multitenant building is permitted one (1) wall sign for each tenant having an individual means of public access and building frontage on a public street. The size of the wall sign is equivalent to one square foot for each one linear foot of building frontage occupied.

The 2,300 square feet tenant space for Chipotle has approximately 29 linear feet of frontage on Grand River Avenue, as measured from the dividing wall of the tenant space to the outside wall of the east building façade. Based on 29 linear feet of frontage, one 29 square foot wall sign is permitted. A sign permit was approved on August 5, 2020 to install the existing 29 square foot Chipotle sign on the north façade.

On the east façade, a second 29 square foot sign is proposed. Public access is provided on this side of the building which contains 80 feet of linear length. However, the east façade of the building is facing a driveway and does not contain any frontage on a public street. The applicant is requesting a variance to install a second wall sign on a side of the building that is not a front façade.

**Attachments**

1. Variance application dated November 16, 2020 and received by the Township on November 16, 2020.
2. Applicant's response to review criteria received by the Township on November 18, 2020.
3. Sign plan prepared by Johnson Sign Company dated November 4, 2020 (Revised November 17, 2020) and received by the Township on November 18, 2020.
4. Zoning map.

G:\COMMUN PLNG & DEV\PLNG\ZBA\2020 ZBA\ZBA 20-12-16\ZBA 20-12-16-1 (Chipotle Mexican Grill)\ZBA 20-12-16-1 staff report



**RE: Chipotle Mexican Grill, 2085 W. Grand River Avenue**

**Variance Application Review Criteria:**

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: **The building is set back significantly from W. Grand River Ave, and the front elevation is largely obscured by mature trees and vegetation that the building owner needs to maintain in accordance with their approved site plan for the construction of the building. The most visible side of Chipotle's space is the East elevation, a side wall, which can be seen a good distance away by vehicles traveling westbound on W. Grand River Ave, and currently has no signage to help guide people to the site.**
2. These special circumstances are not self-created: **The set back and landscaping requirements are set by the Township and thus are not self-created by the tenant**
3. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties: **Yes because it results in the practical difficulty of not allowing for signage to exist in the most highly visible section of the tenant's space. This creates the hardship of having limited visual identification of the location that potential customers are trying to navigate to, but are unable, due to lack of visible signage.**
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: **It significantly complicates the ability of patrons to navigate to the site clearly and safely from the adjacent roadways and drive aisles around the site. It is reasonable to conclude that customers unable to identify the building from a reasonable distance away would increase the risk of traffic accidents at this intersection due to the sudden identification of where they are supposed to turn to access the site**
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: **We are seeking nothing more than an additional identifying sign on the elevation of the building that offers the clearest visibility from the public right-of-way. This is the minimum action that will make possible the use of this site in a manner that is not contrary to public interest and 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: **As this sign is a minor addition to the building, the granting of the variance will not adversely affect adjacent land (Chick-Fil-A) 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: **These site conditions are very specific to this particular parcel of land as the large set back and mature trees are specific to this parcel, and not generic conditions. These conditions are not so general as to make the interpretation of a general regulation of code feasible.**
  
8. Granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter: **Chipotle believes that granting the variance for this additional small sign will be generally consistent with public interest for matters of safe vehicular travel, and the purposes and intent of Chapter 7 of the Code of Ordinances.**

**Design Proposal for:**  
**Chipotle Mexican Grill**  
**Okemos**

Store #3513  
2085 W. Grand River Ave.  
Okemos, MI 48864

Sign Type: \_\_\_\_\_ AH-3

Date: \_\_\_\_\_ November 04, 2020

Drawn by: \_\_\_\_\_ Joshua L.

Account Manager: \_\_\_\_\_ Kristi M.

Project Manager: \_\_\_\_\_

File Name: \_\_\_\_\_ Site Plan

**Client Approval**

Signature \_\_\_\_\_

Date \_\_\_\_\_

NOTE: Please ensure all red line changes are noted on this drawing prior to returning it to ADCON. Subsequent to ADCON incorporating the red line changes requested on this drawing, any further changes will result in additional billing at the rate of \$86 per hour.

- Approved
- Approved As Noted
- Revise And Resubmit

Production Mgr. Approval \_\_\_\_\_ Date \_\_\_\_\_

Project Mgr. Approval \_\_\_\_\_ Date \_\_\_\_\_

Account Mgr. Approval \_\_\_\_\_ Date \_\_\_\_\_

P&D Mgr. Approval \_\_\_\_\_ Date \_\_\_\_\_

**Revision Notes:**

Added engineering scale

Dot No. \_\_\_\_\_ ★

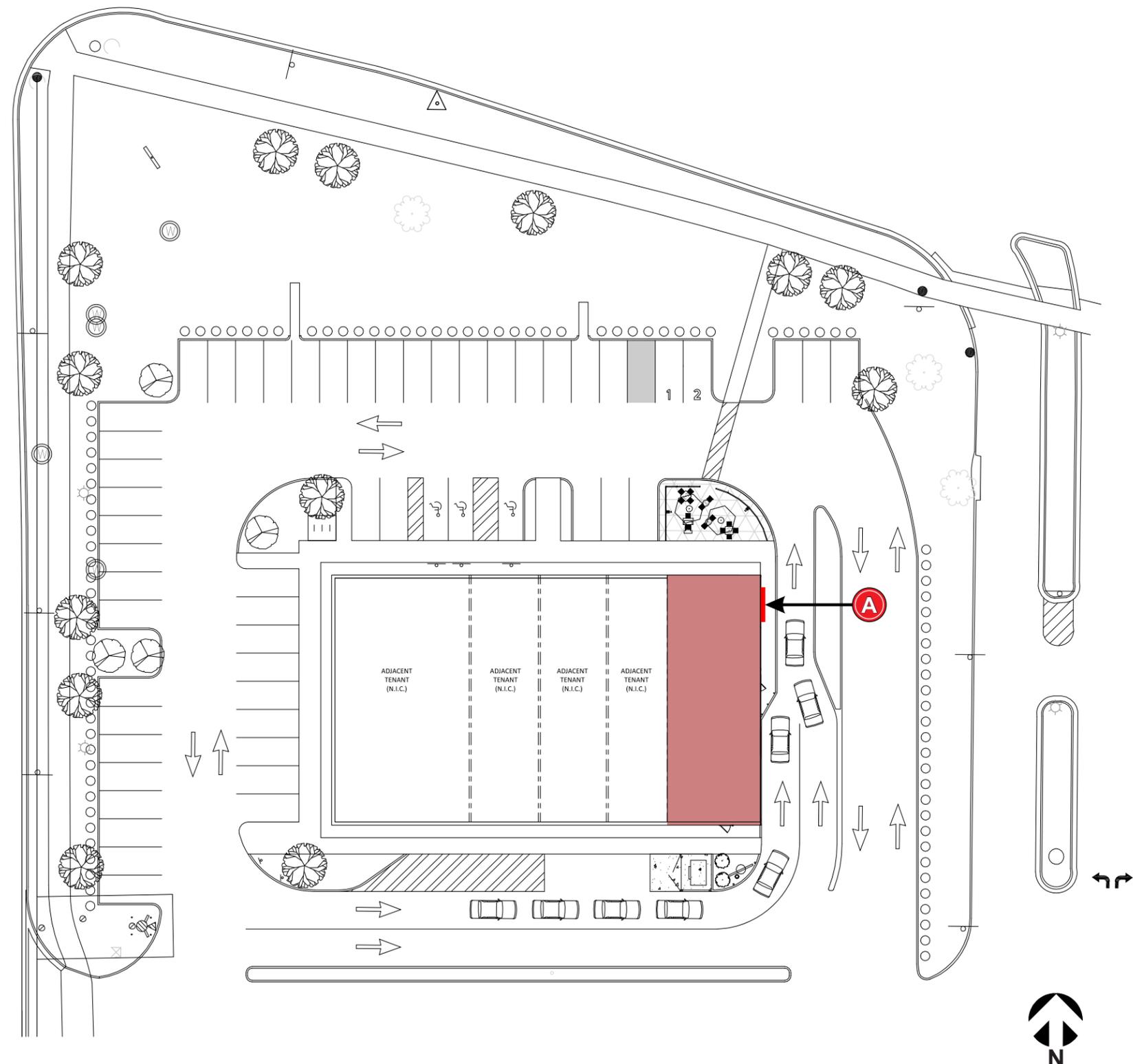
W.O. No. **3968**

Rev. No. **B** Date: 11-17-20  
By: TAK

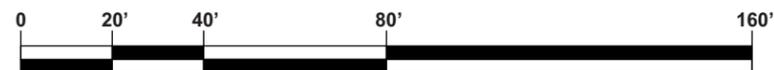
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**AH-3 WALL SIGN**  
Quantity (1)



**1 SITE PLAN**  
**1.0 SCALE: 1"= 40'-0"**



**SCALE: 1"= 40'-0"**

**Design Proposal for:**  
**Chipotle Mexican Grill**  
**Okemos**

Store #3513  
2085 W. Grand River Ave.  
Okemos, MI 48864

Sign Type: AH-3

Date: November 04, 2020

Drawn by: Joshua L.

Account Manager: Kristi M.

Project Manager:

File Name: Elevations

**Client Approval**

Signature \_\_\_\_\_

Date \_\_\_\_\_

NOTE: Please ensure all red line changes are noted on this drawing prior to returning it to ADCON. Subsequent to ADCON incorporating the red line changes requested on this drawing, any further changes will result in additional billing at the rate of \$86 per hour.

- Approved
- Approved As Noted
- Revise And Resubmit

Production Mgr. Approval \_\_\_\_\_ Date \_\_\_\_\_

Project Mgr. Approval \_\_\_\_\_ Date \_\_\_\_\_

Account Mgr. Approval \_\_\_\_\_ Date \_\_\_\_\_

P&D Mgr. Approval \_\_\_\_\_ Date \_\_\_\_\_

Revision Notes:

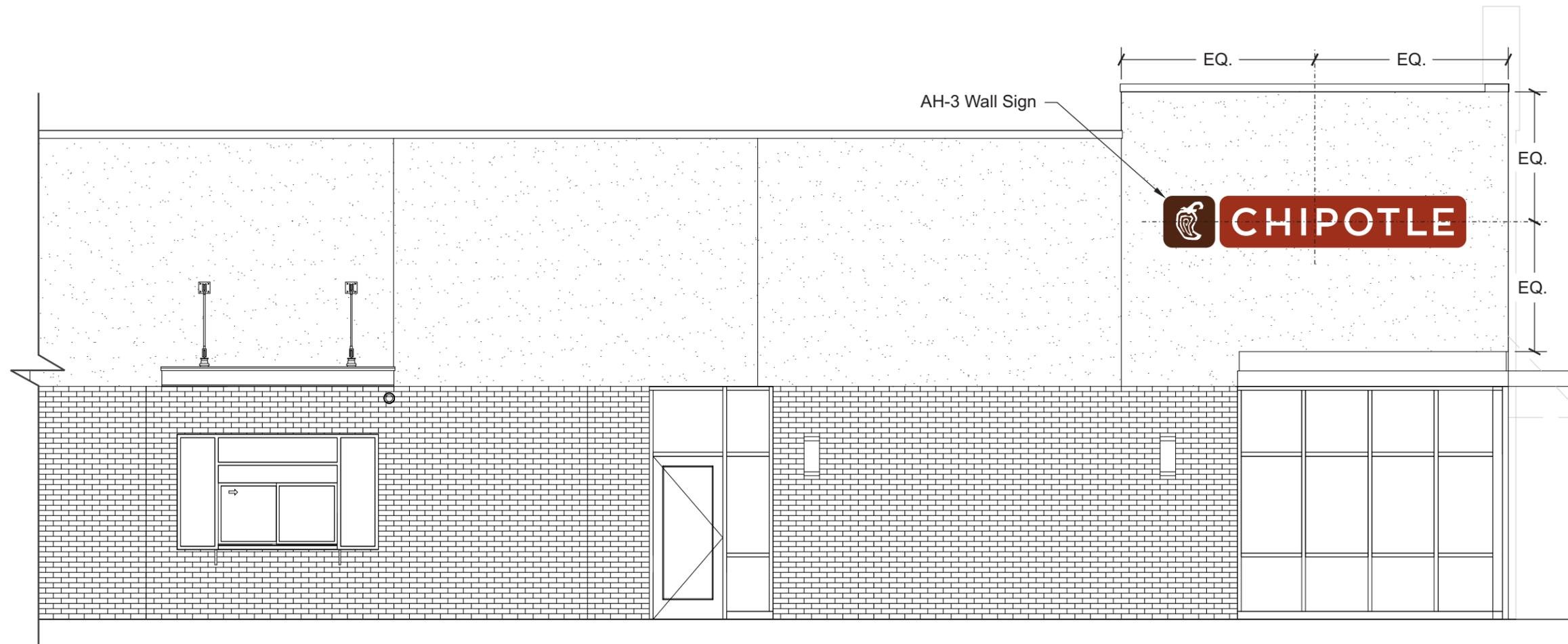
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W.O. No. **3968**

Rev. No. **A** Date: \_\_\_\_\_ By: \_\_\_\_\_

Sheet No. **2.0**



**1** EAST ELEVATION  
**2.0** SCALE: 3/16" = 1'-0"



