



CHEBOYGAN COUNTY ZONING BOARD OF APPEALS

870 SOUTH MAIN ST. ■ PO Box 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8489 ■ FAX: (231)627-3646

**CHEBOYGAN COUNTY ZONING BOARD OF APPEALS MEETING & PUBLIC HEARING
WEDNESDAY, MAY 27, 2015 AT 7:00 P.M.
ROOM 135 – COMMISSIONERS ROOM
CHEBOYGAN COUNTY BUILDING, 870 S. MAIN ST., CHEBOYGAN, MI 49721**

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

PUBLIC HEARING AND ACTION ON REQUESTS

- 1.) **Meijer Inc./Mr. Chris Jones, Real Estate Manager** - Requests a 123.8 sign surface area variance for a freestanding sign, a 441.5 ft. sign surface area variance for wall signage and a 1 sign variance for a canopy sign. The properties are located in a Commercial Development (D-CM) zoning district. The properties are located at 11001 N. Straits Hwy., 11003 N. Straits Hwy., 11115 N. Straits Hwy., 11071 N. Straits Hwy., 11065 N. Straits Hwy., 11047 N. Straits Hwy., 11031 N. Straits Hwy. and 10999 S. Tannery Rd., property code numbers 092-006-300-015-00, 092-007-200-027-00, 092-007-200-001-04, 092-007-200-026-00, 092-007-200-001-05, 092-007-200-025-00, 092-007-200-024-00, 092-007-200-001-03 and 092-007-200-001-02, Inverness Township, Sections 6 and 7. A freestanding sign is limited to 80 square feet of sign surface area, wall signs are limited to 300 square feet of sign surface area and canopy signs a limited to 2 per parcel in the Commercial Development (D-CM) zoning district.

UNFINISHED BUSINESS

NEW BUSINESS

ZBA COMMENTS

PUBLIC COMMENTS

ADJOURN

CHEBOYGAN COUNTY ZONING BOARD OF APPEALS MEETING & PUBLIC HEARING
WEDNESDAY, APRIL 22, 2015
ROOM 135 – COMMISSIONER’S ROOM - CHEBOYGAN COUNTY BUILDING

Members Present: Charles Freese, Ralph Hemmer, John Moore, Mary Street, John Thompson

Members Absent: None

Others Present: Scott McNeil, Mary J. Hebert, Sandra McKenna, Darleen Putnam, Carl Muscott, Tony Matelski, Frank Foster, Doug Fryczynski, Lois Ballard, Charles Maziasz

The meeting was called to order by Chairperson Freese at 7:00pm.

PLEDGE OF ALLEGIANCE

Chairperson Freese led the Pledge of Allegiance.

APPROVAL OF AGENDA

The agenda was presented. **Motion** by Mr. Moore, seconded by Ms. Street, to accept the agenda as presented. Motion carried unanimously.

APPROVAL OF MINUTES

Minutes from the March 25, 2015 Zoning Board of Appeals meeting were presented. **Motion** by Ms. Street, seconded by Mr. Moore, to approve the minutes as presented. Motion carried unanimously.

PUBLIC HEARING & ACTION ON REQUESTS

Dennis Panagopoulos/Frank Foster- Requests a 49.5ft. front setback variance to construct a porch (22ft. x 24ft.) in an Agriculture and Forestry Management (M-AF) zoning district. The property is located at 4316 Third Street, Aloha Township, Section 8, parcel #140-008-100-021-00. A 50ft. front setback is required in this zoning district.

Mr. McNeil stated this property is located in an Agriculture/Forestry Management zoning district and a 50ft. front setback is required. Mr. McNeil stated the applicant is proposing to add a porch that is 22ft. x 24ft. which will extend within 1/2ft. of the front lot line.

Mr. Foster stated that Mr. Panagopoulos wants to build a screened in porch. Mr. Foster stated he does not know if South Street is an abandoned street. Mr. Foster stated Mr. Panagopoulos would like to build this enclosed porch to improve the building.

There was no correspondence to be read. Mr. Freese asked for public comments. Mr. Maziasz stated the Aloha Township board does not have any issues with this variance request. Public comment closed.

Discussion was held regarding the south road being vacated. Mr. McNeil stated if the road were to be vacated the road is within the plat and any vacated portion of the road will go to the contiguous property owners of the plat.

Mr. Freese stated the property owner could construct the porch to the east without any problem. Mr. Freese stated he doesn't know the layout of the residence. Mr. Foster stated there are two bedrooms on the east and the living room is to the northwest (exiting to the porch). Mr. Foster stated it would not be feasible to walk through the bedrooms to access the screened in porch.

Mr. Freese stated this is a unique situation as the property is virtually part of the Village of Aloha but it is not actually part of the platted Village of Aloha. Mr. Freese stated the parcel is boxed in by the rail road grade and the park. Mr. Freese suggested using the same setbacks that are required in the Village of Aloha since this is a unique situation. Mr. Moore stated that one could argue that this property should be zoned Residential. Mr. McNeil noted that if the property is zoned Residential, the house would be located in the 30ft. front setback. Mr. Moore questioned if the porch really needs to be 22ft. x 24ft. Mr. Moore asked if the requested variance is the least amount necessary to build a porch. Mr. Moore stated 16ft. would be reasonable. Mr. Thompson stated that even 12ft. would be reasonable. Mr. Moore asked if Mr. Foster is authorized to request a different variance amount. Mr. Foster stated that Mr. Panagopoulos would be open to 16ft. which would leave a 9ft. setback from the edge of the road right of way. Mr. Foster noted that the road that is not used could be

considered a buffer. Mr. Foster stated that the front property line is only adjacent to the road and not to someone else's

property. Mr. Freese stated the road could be used for other purposes if it is ever vacated. Discussion was held regarding the size of the porch. Mr. Freese stated he does not believe the property owner needs a porch that is this large. Mr. Moore asked what is the front setback in Village Center. Mr. McNeil stated 20ft. for residential use and there is no setback for commercial use. Mr. Freese noted that the side setback is 8ft. in the Village of Aloha and proposed that this parcel should be considered for this case as part of the Village of Aloha. Mr. Foster stated that this would reduce the size of the porch by 7 1/2ft. and the Mr. Panagopoulos will approve of the change. Mr. Moore stated a variance will not be necessary if the Zoning Board of Appeals considers this a side setback. Mr. Moore stated the Zoning Board of Appeals does not need to make a decision if Mr. Panagopoulos is willing to use this dimension. Mr. Freese stated the Zoning Board of Appeals will have to make a decision that this will be handled as a residential lot in accordance with the Village of Aloha restrictions with an address on Third Street. Mr. McNeil stated he believes this is a front setback, not a side setback, as the house and garage are oriented to the front and Third Street is toward that direction. Mr. McNeil recommended that the Zoning Board of Appeals approve a variance based on the criteria.

The Zoning Board of Appeals reviewed the General Findings and changed #6 to "Mr. Foster has agreed to reduce the requested variance by 7.5ft." The Zoning Board of Appeals added "The parcel is unique in that it is a residential use on a parcel that is zoned Agriculture/Forestry Management but is the only parcel between the Village of Aloha and the State Park and therefore will be treated as part of the Village of Aloha for this request." as #7. The Zoning Board of Appeals reviewed the Specific Findings of Fact under Section 23.5.4 and change 23.5.4.5 to "Granting a variance to allow an 8ft. front setback will not cause an adverse impact on surrounding property, property values and/or the use and enjoyment of property in the neighborhood or zoning district due to like conditions in the neighborhood. The Zoning Board of Appeals approved the Specific Findings of Fact under Section 23.5.4. **Motion** by Mr. Moore, seconded by Mr. Hemmer, to approve the variance request based on the General Findings and the Specific Findings of Fact under Section 23.5.4. Motion carried unanimously.

Mary J. Hebert - Requests an 8ft. side setback variance for an existing garage. The property is located at 4711 First Street, Aloha Township, Section 8, parcel #140-A01-010-001-00 and is zoned Lake and Stream Protection (P-LS). An 8ft. side setback is required in this zoning district.

Mr. McNeil stated Mrs. Hebert is requesting a 0ft. side setback variance. Mr. McNeil stated that Mr. Lindsay is Mrs. Hebert's attorney and will be representing her tonight. Mr. McNeil noted that a mortgage survey was provided by the applicant. Mr. McNeil stated in the packet there is background information relative to a 2002 variance request and subsequent permits that lead to the construction of the garage. Mr. McNeil stated letters were submitted today regarding this request and have been included as exhibits.

Mr. Lindsay stated this situation is unique in that a variance was requested in 2002 before the Zoning Board of Appeals. Mr. Lindsay stated the variance was requested before the garage was built. Mr. Lindsay stated in 2002 the Zoning Board of Appeals and the Zoning Administrator thought that there was a 33ft. right of way for Center Street and that a variance was not needed. Mr. Lindsay stated that the previous owner was given the approval to build the garage in 2002. Mr. Lindsay stated 9 years later Mrs. Hebert and her husband purchased the home and the bank did not require a survey at that time so no encroachment was found. Mr. Lindsay stated in 2014 (12 years after the garage was constructed) Mrs. Hebert applied for a mortgage loan and a mortgage survey was required and it was discovered that there is an encroachment. Mr. Lindsay stated the Aloha Fire Department and the Road Commission do not have any objections to a variance being granted even though Center Street is a water access street. Mr. Lindsay stated by granting a variance it will simply affirm what has been problem free for 12 years. Mr. Lindsay stated that without a variance being granted the house is not marketable, title insurance can't be obtained and the house can't be used as collateral for a mortgage loan. Mr. Lindsay noted that property values will go down if the house is not marketable.

Mr. Lindsay referred to Section 23.5.4.1 and stated that you can't find a more unique circumstance. Mr. Lindsay stated that the previous owner took all of the necessary steps to obtain a variance and to obtain all of the required permits. Mr. Lindsay referred to Section 23.5.4.2 and stated that the previous owner followed all of the necessary steps to obtain the required permits. Mr. Lindsay stated this situation was created by approval from all county officials including the Planning and Zoning Department and the Zoning Board of Appeals. Mr. Lindsay referred to Section 23.5.4.3 and stated owning a home is not just for the purpose of living in it as people use their homes as collateral for loans and for increase in equity as they may sell in the future. Mr. Lindsay stated that without a variance this property is unmarketable and can't be used as collateral. Mr. Lindsay referred to Section 23.5.4.4 and stated the garage has been there for years and

they are asking for a variance to allow the garage to remain as it is currently. Mr. Lindsay stated this is the minimum variance necessary. Mr. Lindsay referred to Section 23.5.4.5 and stated letters were received from neighbors who do not oppose this request. Mr. Lindsay stated the township does not have any objections to this request.

Mr. Freese asked for public comments. Mr. Maziasz, Aloha Township Supervisor, stated that over the years they have not had any issues with this garage being in this location. Mr. Maziasz noted that this is one of the nicer homes in the Village of Aloha. Mr. Muscott noted that this would not be an issue today if a survey was required by the Zoning Board of Appeals 12 years ago. Mr. Muscott stated he is sympathetic to the applicant and that a variance would solve this issue. Mr. Lindsay stated that most people do not order a survey when they buy a residential property. Mr. Lindsay stated a survey is normally ordered when it is required by a bank. Public comment closed.

Board held discussion. Mr. Freese stated that in 2002 the Zoning Board of Appeals relied on the drawing that was provided by the applicant. Mr. Freese stated on the drawing there was 58.5ft. from the house to the edge of the pavement on Center Street which was more than adequate for the setback, however, this distance was incorrect. Mr. Freese stated subsequently there was a foundation inspection done and it passed. Mr. Freese stated all of the necessary permits were applied for and approved. Mr. Freese stated the Zoning Board of Appeals relied on this information even though it was incorrect. Mr. Freese stated he believes the property owner has a vested right and that the garage should remain where it is without any further problems. Mr. Freese stated this type of situation will not be as likely to happen now as there is mapping available. Mr. Moore stated that even if a setback inspection was done there is no guarantee that the pavement is the center of the right of way.

The Zoning Board of Appeals added the following to the General Findings:

8. Previous Zoning Board of Appeals hearing had relied on the applicant's drawing which indicated a 58ft. distance from the house to the edge of the pavement which would have been more than adequate for an 8ft. side setback had the drawing been accurate.
9. All necessary permits and inspections were made by the county without finding any problems before, during and after the construction of the garage.
10. #8 and #9 lead to the conclusion that the owner has a vested right for the current location of the garage.

The Zoning Board of Appeals reviewed and approved the Specific Findings of Fact under Section 23.5.4. **Motion** by Mr. Moore, seconded by Mr. Hemmer, to approve the variance request based on the General Findings and the Specific Findings of Fact under Section 23.5.4. Motion carried unanimously.

UNFINISHED BUSINESS

No comments.

NEW BUSINESS

Mr. Freese introduced John Thompson who is a new member of the Zoning Board of Appeals.

ZBA COMMENTS

No comments.

PUBLIC COMMENTS

No comments.

ADJOURN

Motion by Mr. Moore, to adjourn. Motion carried. Meeting adjourned at 7:38pm.

Mary Street, Secretary

CHEBOYGAN COUNTY ZONING BOARD OF APPEALS

Meijer/Cris Jones

Exhibit List

1. Cheboygan County Zoning Ordinance
2. Cheboygan County Master Plan
3. Variance Application (4 Pages)
4. Mailing List (8 Pages)
5. Striping/Signage Plan (1 Page)
6. Exterior Signage Plan And Details (2 Pages)
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.

Note: Zoning Board of Appeals members have exhibits 1 and 2.

**CHEBOYGAN COUNTY
PLANNING & ZONING DEPT.**
870 South Main St., PO Box 70
Cheboygan, MI 49721
(231) 627-8489 (Telephone)
(231) 627-3646 (Fax)

DIMENSIONAL VARIANCE APPLICATION

\$100.00 APPLICATION FEE

\$100.00

RECEIPT #:	4407
CASH/CHECK:	3837
ACTION /DATE:	

PLEASE PRINT

PROPERTY LOCATION

Address See Attached List/Agreements	City / Village N/A	Township / Sec. T37N E 07	Zoning District D-CM
Property Tax I.D. (Parcel) Number See Attached Agreements and Plan Sheet	Subdivision or Condo. Name / Plat or Lot No. N/A		

APPLICANT

Name Cris Jones	Telephone 616-735-7992	Fax 616-735-8887	
Address 4S 2929 Walker Ave., NW	City & State Grand Rapids, MI	Zip Code 49544	E-Mail cris.jones@meijer.com

OWNER (If different from applicant)

Name See Attached List/Agreements	Telephone	Fax
Address	City & State Cheboygan, MI	Zip Code 49721

Detailed directions to site, including nearest crossroad:

Travel South on M-27 to the intersection of M-27 and Tannery Road (0.60 Miles South

of the Cheboygan city limits) Turn West onto Tannery Road for 300 feet.

Please Note: All applicable questions must be answered completely. If additional space is needed, number and attach additional sheets.

I. Property Information

- A. List all known deed restrictions: Not aware of any
- B. This property is unplatted, platted, will be platted. If platted, name of plat _____
- C. Present use of the property is: Salvage Yard, Insurance, Residential
- D. A previous appeal has / has not (circle one) been made with respect to these premises in the last one (1) year. If a previous appeal, rezoning or special use permit application was made, state the date _____, nature of action requested _____, and the decision _____.
- E. Attach a site plan drawn per the attached directions.

II. Detailed Request and Justification

1. State exactly what is intended to be done on, or with the property which necessitates a variance from the Zoning Ordinance. A development project is being constructed which requires a specific set of signage items per developers standards. A variance is required for wall signage as well as the free standing sign. See plans sheets C500s for additional info.

2. A dimensional variance may be granted by the Zoning Board of Appeals only in cases where the applicant demonstrates in the official record of the public hearing that practical difficulty exists by showing all of the following. All variance decisions made by the Zoning Board of Appeals are based on the following five (5) standards of the Cheboygan County Zoning Ordinance. Please explain how the request meets each standard.

a. That the need for the requested variance is due to unique circumstances or physical conditions of the property involved, such as narrowness, shallowness, shape, water, or topography and is not due to the applicant's personal or economic difficulty. See attached for answers for these questions

b. That the need for the requested variance is not the result of actions of the property owner or previous property owners (self-created).

c. That strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome

d. That the requested variance is the minimum variance necessary to grant the applicant reasonable relief as well as to do substantial justice to other property owners in the district.

e. That the requested variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

The Zoning Board of Appeals members will visit the site prior to the public hearing. Please clearly stake the corners of the proposed building or addition and the nearest property line. Does the property owner give permission for County zoning officials to enter his or her property for inspection purposes? Yes No

Owner's Signature _____ Date _____

AFFIDAVIT

The undersigned affirms that the information and plans submitted in this application are true and correct to the best of the undersigned's knowledge.

Applicant's Signature  Date 3/12/15

CRISMAN S. JONES, JR.
REAL ESTATE MANAGER
MEITZER, INC.

Zoning Board of Appeals – Dimensional Variance Application

Attachment: Detailed Request and Justification, Questions 2

- A. The existing property is actually a combination of several property parcels arranged in order to accommodate the large nature of the development. Because of the need to compile multiple properties the ideal parcel shape cannot be obtained. With an ideal parcel configuration the developer would typically have more than one free standing sign on the property to identify certain aspects of the property. Because of the location of the main store on the development property a need utilize a single free standing sign is required. This sign will also serve as the gas station sign which will include an information section to display gas prices among other things as typically seen in the industry. Since a gas station is a special use item in this zoning district it is expected that the typical sign used for such a item does not fit perfectly into the zoning ordinance D-CM. For the wall signage the removed location of the store from the highway or even Tannery Road suggests that a larger sign font that is typically used by this developer be employed. The store front is located approximately 600 feet off the highway and 300 feet away from Tannery Road.
- B. This is not an existing self made condition; the need for the variance is a request due to the available land parcel configuration and its proximity to the road. Many options were looked at in terms of possible locations in order to try and satisfy the developer's needs; this location while not absolutely ideal is the best fit situation so far. The developer is asking for some help from the Zoning Board of Appeals to help make this location viable.
- C. The developer has been able to conform to a majority of the zoning ordinance requirements. This signage variance request is simply due to the available land and the configuration of the property not allowing the developer to utilize all of its typical signage and having to combine some signage units.
- D. The developer has tried to minimize its typical signage package to attempt to get to a compromise that they can operationally live with and still reduce or negate any negative effect the increased signage request would have on surrounding properties.
- E. The signage variance is unlikely to cause any adverse effect to surrounding property owners as the property is bounded on three edges by public right of way and the third edge is bounded by one of the property sellers. Surrounding property values will likely actually see a positive impact to values that will directly correspond to the development of this property.

SITE PLAN INFORMATION Please include the following on your site plan:

- | | |
|---|---|
| 1. Property Line dimensions and Property shape. | 6. Parcels under separate ownership therein. |
| 2. Front, Rear, & Side setback dimensions. | 7. Road Right-Of-Way (ROW); access or utility easements. |
| 3. Location, shape & size of all existing & proposed buildings on property. | 8. The existing and intended use of the lot and structures. |
| 4. Location of all drives and parking areas. | 9. Place North arrow in space provided. |
| 5. Rivers, lakes, wetlands, or streams within 500 ft. | 10. Other essential zoning information. |

Distance from property line to proposed structure:

Front: _____ Rear: _____ Side: _____ Side: _____

Zoning District:

D-UM

North:

See Plans - Distances Vary

SEE ATTACHED

16-055-006-300-001-02 HURON ESTATES, CHEBOYGAN LL 25900 W ELEVEN MILE RD, STE 250 SOUTHFIELD MI 48034	16-092-006-300-030-00 SIUDARA, ELIZABETH M, TRUSTEE 7786 MULLETT LAKE RD CHEBOYGAN MI 49721	16-092-007-100-078-00 BOROWICZ, LORENA M L/EWPTS & 281 E VFW RD CHEBOYGAN MI 49721
16-092-006-300-011-02 ORMSBEE, LEROY JR & LOIS, TTEE 10901 N BLACK RIVER RD CHEBOYGAN MI 49721	16-092-006-300-032-00 THORNTON, STEVEN & JENNIFER H 6491 CAREY RD CHEBOYGAN MI 49721	16-092-007-101-001-00 BUD AND MARIE, LLC 10901 N BLACK RIVER RD CHEBOYGAN MI 49721
16-092-006-300-012-00 FERNELIUS LAND II, LLC 11283 STRAITS HWY CHEBOYGAN MI 49721	16-092-006-300-033-00 DEPA, ELIZABETH M (SIUDARA) 7786 MULLETT LAKE RD CHEBOYGAN MI 49721	16-092-007-200-001-02 ANDREWS, R M INVESTMENTS, LL 7850 GULFVIEW LN CHEBOYGAN MI 49721
16-092-006-300-012-02 LAHAIE, RODNEY & DEBRA TRUST 1579 INDIAN TRAIL RD CHEBOYGAN MI 49721	16-092-006-313-130-00 LAHAIE, RODNEY & DEBRA H/W 1579 INDIAN TRAIL RD CHEBOYGAN MI 49721	16-092-007-200-001-03 HOLLOPETER, DICK & PENNY H/W 3190 OLD MACKINAW RD CHEBOYGAN MI 49721
16-092-006-300-013-00 LAHAIE, RODNEY & DEBRA TRUST 1579 INDIAN TRAIL RD CHEBOYGAN MI 49721	16-092-006-316-155-00 SANGSTER, RICHARD B 217 N HURON ST CHEBOYGAN MI 49721	16-092-007-200-001-04 TEAM ANDREWS ANTERPRISES, IN 7850 GOLFVIEW LN CHEBOYGAN MI 49721
16-092-006-300-014-00 TEAM ANDREWS ENTERPRISES, IN 7850 GOLFVIEW LN CHEBOYGAN MI 49721	16-092-006-409-082-00 MELAVEY, EDWARD NEIL & ROBE 58740 TRAVIS RD NEW HUDSON MI 48165	16-092-007-200-001-05 JAMES, TOM INC 11065 N STRAITS HWY CHEBOYGAN MI 49721
16-092-006-300-015-00 TEAM ANDREWS ENTERPRISES, IN 7850 GOLFVIEW LN CHEBOYGAN MI 49721	16-092-007-100-001-00 ROCHELEAU, TERRY ET AL 10872 TOWNLINE RD CHEBOYGAN MI 49721	16-092-007-200-002-00 HOLLOPETER, DICK & PENNY H/W 3190 OLD MACKINAW RD CHEBOYGAN MI 49721
16-092-006-300-028-00 BROWN, DERRICK & SARA H/W 11128 N STRAITS HWY CHEBOYGAN MI 49721	16-092-007-100-001-01 MICHIGAN DEPT OF NATURAL RES PO BOX 30722 LANSING MI 48909	16-092-007-200-003-01 VANHORNE, RICHARD D 10909 S TANNERY RD CHEBOYGAN MI 49721
16-092-006-300-028-01 HUG, DENNIS & SUZANNE H/W 11154 N STRAITS HWY CHEBOYGAN MI 49721	16-092-007-100-002-00 BAY DEVELOPMENT CO 1424 STRAITS DR BAY CITY MI 48706	16-092-007-200-004-00 VANHORNE, RICHARD D 10909 S TANNERY RD CHEBOYGAN MI 49721
16-092-006-300-029-00 NELSON, ROBERT & KRISTI H/W L/ 8520 E US-23 HWY CHEBOYGAN MI 49721	16-092-007-100-005-00 SCHEELE, LUCILLE 21 E VFW RD CHEBOYGAN MI 49721	16-092-007-200-005-00 VANHORNE, MARIE; RICHARD VA 10909 S TANNERY RD CHEBOYGAN MI 49721

16-092-007-200-006-00
FLANNERY, DEBRA L (BRCIC)
10897 S TANNERY RD
CHEBOYGAN MI 49721

16-092-007-200-009-02
COOL, KIMBERLY ANN ROSS
10853 S TANNERY RD
CHEBOYGAN MI 49721

16-092-007-200-011-00
MCVA LLC
10861 N STRAITS HWY
CHEBOYGAN MI 49721

16-092-007-200-016-00
BOLDENOW, TODD
10896 TANNERY RD
CHEBOYGAN MI 49721

16-092-007-200-017-00
PIPITONE, VINCENT & PATRICIA H/
5363 WESTVIEW RD
CLARKSTON MI 48346

16-092-007-200-019-00
KENNEDY, CHERYL REVOC LIV TR
8493 N M33 HWY
CHEBOYGAN MI 49721

16-092-007-200-020-00
LEWIS, BRUCE & SHERRY H/W
10960 S TANNERY RD
CHEBOYGAN MI 49721

16-092-007-200-021-00
KENNEDY, CHERYL REVOC LIV TR
8493 N M33 HWY
CHEBOYGAN MI 49721

16-092-007-200-022-00
KENNEDY, CHERYL REVOC LIV TR
8493 N M33 HWY
CHEBOYGAN MI 49721

16-092-007-200-023-00
KENNEDY, CHERYL TRUSTEE
8493 N M33 HWY
CHEBOYGAN MI 49721

16-092-007-200-024-00
TEAM ANDREWS ENTERPRISES, IN
7850 GOLFVIEW LN
CHEBOYGAN MI 49721

16-092-007-200-025-00
ST ANTOINE, EUGENE & KATHLEE
11047 N STRAITS HWY
CHEBOYGAN MI 49721

16-092-007-200-026-00
JAMES, THOMAS
11065 N STRAITS HWY
CHEBOYGAN MI 49721

16-092-007-200-027-00
TEAM ANDREWS ENTERPRISES, IN
7850 GOLFVIEW LN
CHEBOYGAN MI 49721

16-092-007-200-028-00
SIUDARA, ELIZABETH M, TRUSTEE
7786 MULLETT LAKE RD
CHEBOYGAN MI 49721

16-092-007-200-029-00
FISH, RONALD & BRENDA H/W
214 CASS ST
CHEBOYGAN MI 49721

16-092-007-200-030-00
FISH, RONALD & BRENDA H/W
214 CASS ST
CHEBOYGAN MI 49721

16-092-007-200-031-00
STRAITS AREA GLASS, INC
PO BOX 216
CHEBOYGAN MI 49721

16-092-007-200-032-00
KENNEDY, CHERYL REVOC LIV TR
8493 N M33 HWY
CHEBOYGAN MI 49721

16-092-007-200-034-00
SPIES, DONALD P & LOIS H/W
10856 N STRAITS HWY
CHEBOYGAN MI 49721

16-092-007-200-039-01
SWIDEREK, WILLIAM & NANCY H/
10952 INVERNESS TRAIL RD
CHEBOYGAN MI 49721

16-092-007-200-040-00
SCHRYER PROPERTIES, LLC
10645 N STRAITS HWY
CHEBOYGAN MI 49721-9077

16-092-007-200-076-00
SWIDEREK, RICK S
551 VFW RD
CHEBOYGAN MI 49721

16-092-007-200-077-00
SWIDEREK, MICHAEL & MARGARET
10783 N STRAITS HWY
CHEBOYGAN MI 49721

16-092-006-300-014-00
OCCUPANT
11147 N STRAITS HWY
CHEBOYGAN, MI 49721

16-092-007-100-001-00
OCCUPANT
10872 TOWNLINE RD
CHEBOYGAN, MI 49721

16-092-007-200-016-00
OCCUPANT
10896 TANNERY RD
CHEBOYGAN, MI 49721

16-092-006-300-015-00
OCCUPANT
11115 N STRAITS HWY
CHEBOYGAN, MI 49721

16-092-007-100-005-00
OCCUPANT
21 E VFW RD
CHEBOYGAN, MI 49721

16-092-007-200-017-00
OCCUPANT
10931 N STRAITS HWY
CHEBOYGAN, MI 49721

16-092-006-300-028-00
OCCUPANT
11128 N STRAITS HWY
CHEBOYGAN, MI 49721

16-092-007-100-078-00
OCCUPANT
281 E VFW RD
CHEBOYGAN, MI 49721

16-092-007-200-019-00
OCCUPANT
10969 N STRAITS HWY
CHEBOYGAN, MI 49721

16-092-006-300-028-01
OCCUPANT
11154 N STRAITS HWY
CHEBOYGAN, MI 49721

16-092-007-101-001-00
OCCUPANT
10900 TOWNLINE RD
CHEBOYGAN, MI 49721

16-092-007-200-020-00
OCCUPANT
10960 S TANNERY RD
CHEBOYGAN, MI 49721

16-092-006-300-029-00
OCCUPANT
11118 N STRAITS HWY
CHEBOYGAN, MI 49721

16-092-007-200-001-03
OCCUPANT
10999 S TANNERY RD
CHEBOYGAN, MI 49721

16-092-007-200-021-00
OCCUPANT
10987 N STRAITS HWY
CHEBOYGAN, MI 49721

16-092-006-300-030-00
OCCUPANT
11090 N STRAITS HWY
CHEBOYGAN, MI 49721

16-092-007-200-002-00
OCCUPANT
S TANNERY RD
CHEBOYGAN, MI 49721

16-092-007-200-022-00
OCCUPANT
10999 N STRAITS HWY
CHEBOYGAN, MI 49721

16-092-006-300-032-00
OCCUPANT
11110 N STRAITS HWY
CHEBOYGAN, MI 49721

16-092-007-200-005-00
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10909 S TANNERY RD
CHEBOYGAN, MI 49721

16-092-007-200-023-00
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10984 S TANNERY RD
CHEBOYGAN, MI 49721

16-092-006-300-033-00
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11048 N STRAITS HWY
CHEBOYGAN, MI 49721

16-092-007-200-006-00
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10897 S TANNERY RD
CHEBOYGAN, MI 49721

16-092-007-200-024-00
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11031 N STRAITS HWY
CHEBOYGAN, MI 49721

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11151 N STRAITS HWY
CHEBOYGAN, MI 49721

16-092-007-200-009-02
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CHEBOYGAN, MI 49721

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CHEBOYGAN, MI 49721

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CHEBOYGAN, MI 49721

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11065 N STRAITS HWY
CHEBOYGAN, MI 49721

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CHEBOYGAN, MI 49721

16-092-007-200-076-00
OCCUPANT
551 VFW RD
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OCCUPANT
125 WOODLAND CT
CHEBOYGAN, MI 49721

OCCUPANT
124 MARIE AVE
CHEBOYGAN, MI 49721

OCCUPANT
104 MARIE AVE
CHEBOYGAN, MI 49721

OCCUPANT
103 MARIE AVE
CHEBOYGAN, MI 49721

OCCUPANT
102 MARIE AVE
CHEBOYGAN, MI 49721

OCCUPANT
101 MARIE AVE
CHEBOYGAN, MI 49721

OCCUPANT
7 CHELSEY LN
CHEBOYGAN, MI 49721

OCCUPANT
6 JOSHUA DR
CHEBOYGAN, MI 49721

OCCUPANT
5 JOSHUA DR
CHEBOYGAN, MI 49721

OCCUPANT
4 JOSHUA DR
CHEBOYGAN, MI 49721

OCCUPANT
3 JOSHUA DR
CHEBOYGAN, MI 49721

OCCUPANT
2 JOSHUA DR
CHEBOYGAN, MI 49721

OCCUPANT
8 CHELSEY LN
CHEBOYGAN, MI 49721

OCCUPANT
9 CHELSEY LN
CHEBOYGAN, MI 49721

OCCUPANT
11 CHELSEY LN
CHEBOYGAN, MI 49721

OCCUPANT
12 CHELSEY LN
CHEBOYGAN, MI 49721

OCCUPANT
13 CHELSEY LN
CHEBOYGAN, MI 49721

OCCUPANT
14 CHELSEY LN
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15 CHELSEY LN
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16 CHELSEY LN
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17 CHELSEY LN
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OCCUPANT
19 CHELSEY LN
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OCCUPANT
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CHEBOYGAN, MI 49721

OCCUPANT
21 CHELSEY LN
CHEBOYGAN, MI 49721

OCCUPANT
22 CHELSEY LN
CHEBOYGAN, MI 49721

OCCUPANT
35 CHELSEY LN
CHEBOYGAN, MI 49721

OCCUPANT
36 ASHLEY AVE
CHEBOYGAN, MI 49721

OCCUPANT
34 CHELSEY LN
CHEBOYGAN, MI 49721

OCCUPANT
37 ASHLEY AVE
CHEBOYGAN, MI 49721

Occupant
33 Chelsey Ln
Cheboygan, MI 49721

Occupant
38 Ashley Ave
Cheboygan, MI 49721

Occupant
32 Chelsey Ln
Cheboygan, MI 49721

Occupant
31 Chelsey Ln
Cheboygan, MI 49721

Occupant
40 Ashley Ave
Cheboygan, MI 49721

Occupant
30 Chelsey Ln
Cheboygan, MI 49721

Occupant
41 Ashley Ave
Cheboygan, MI 49721

Occupant
45 Ashley Ave
Cheboygan, MI 49721

Occupant
42 Ashley Ave
Cheboygan, MI 49721

Occupant
28 Chelsey Ln
Cheboygan, MI 49721

Occupant
43 Ashley Ave
Cheboygan, MI 49721

Occupant
27 Chelsey Ln
Cheboygan, MI 49721

Occupant
44 Ashley Ave
Cheboygan, MI 49721

Occupant
46 Ashley Ave
Cheboygan, MI 49721

Occupant
26 Chelsey Ln
Cheboygan, MI 49721

Occupant
23 Chelsey Ln
Cheboygan, MI 49721

Occupant
62 Chelsey Ln
Cheboygan, MI 49721

Occupant
63 Chelsey Ln
Cheboygan, MI 49721

Occupant
65 Chelsey Ln
Cheboygan, MI 49721

Occupant
52 Chelsey Ln
Cheboygan, MI 49721

Occupant
51 Chelsey Ln
Cheboygan, MI 49721

Occupant
50 Chelsey Ln
Cheboygan, MI 49721

Occupant
56 Chelsey Ln
Cheboygan, MI 49721

Occupant
48 Chelsey Ln
Cheboygan, MI 49721

Occupant
24 Chelsey Ln
Cheboygan, MI 49721

Occupant
47 Ashley Ave
Cheboygan, MI 49721

Occupant
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Cheboygan, MI 49721

Occupant
69 Chelsey Ln
Cheboygan, MI 49721

Occupant
71 Chelsey Ln
Cheboygan, MI 49721

Occupant
68 Chelsey Ln
Cheboygan, MI 49721

Occupant
72 Chelsey Ln
Cheboygan, MI 49721

Occupant
73 Chelsey Ln
Cheboygan, MI 49721

Occupant
74 Chelsey Ln
Cheboygan, MI 49721

Occupant
76 Chelsey Ln
Cheboygan, MI 49721

Occupant
145 Brenda Dr
Cheboygan, MI 49721

Occupant
147 Brenda Dr
Cheboygan, MI 49721

Occupant
79 Chelsey Ln
Cheboygan, MI 49721

Occupant
77 Chelsey Ln
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Occupant
53 Chelsey Ln
Cheboygan, MI 49721

Occupant
61 Chelsey Ln
Cheboygan, MI 49721

Occupant
64 Chelsey Ln
Cheboygan, MI 49721

Occupant
58 Chelsey Ln
Cheboygan, MI 49721

Occupant
59 Chelsey Ln
Cheboygan, MI 49721

Occupant
85 Woodland Ct
Cheboygan, MI 49721

Occupant
83 Woodland Ct
Cheboygan, MI 49721

Occupant
82 Woodland Ct
Cheboygan, MI 49721

Occupant
81 Woodland Ct
Cheboygan, MI 49721

Occupant
80 Woodland Ct
Cheboygan, MI 49721

Occupant
89 Woodland Ct
Cheboygan, MI 49721

Occupant
90 Woodland Ct
Cheboygan, MI 49721

Occupant
87 Woodland Ct
Cheboygan, MI 49721

Occupant
86 Woodland Ct
Cheboygan, MI 49721

Occupant
91 Woodland Ct
Cheboygan, MI 49721

Occupant
92 Woodland Ct
Cheboygan, MI 49721

Occupant
93 Woodland Ct
Cheboygan, MI 49721

Occupant
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Occupant
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Cheboygan, MI 49721

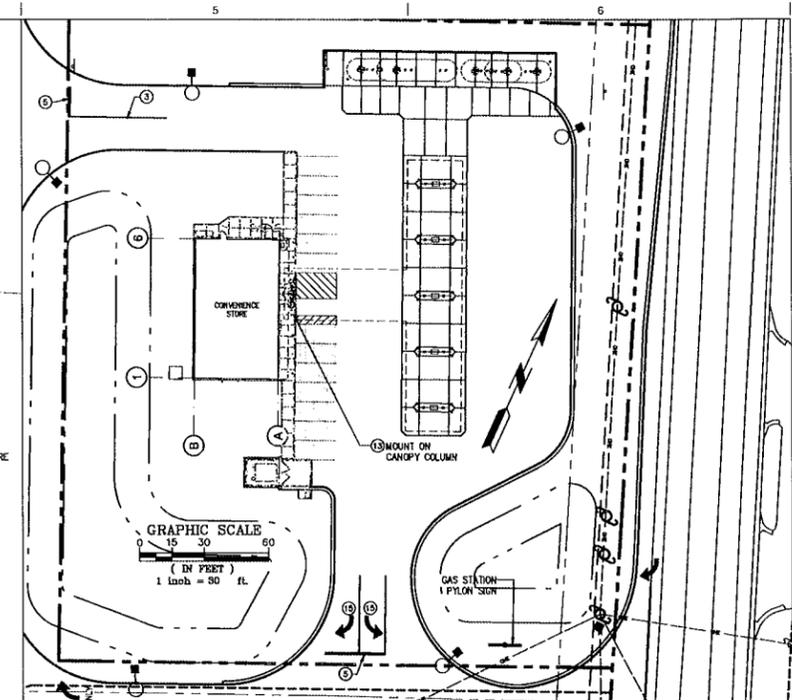
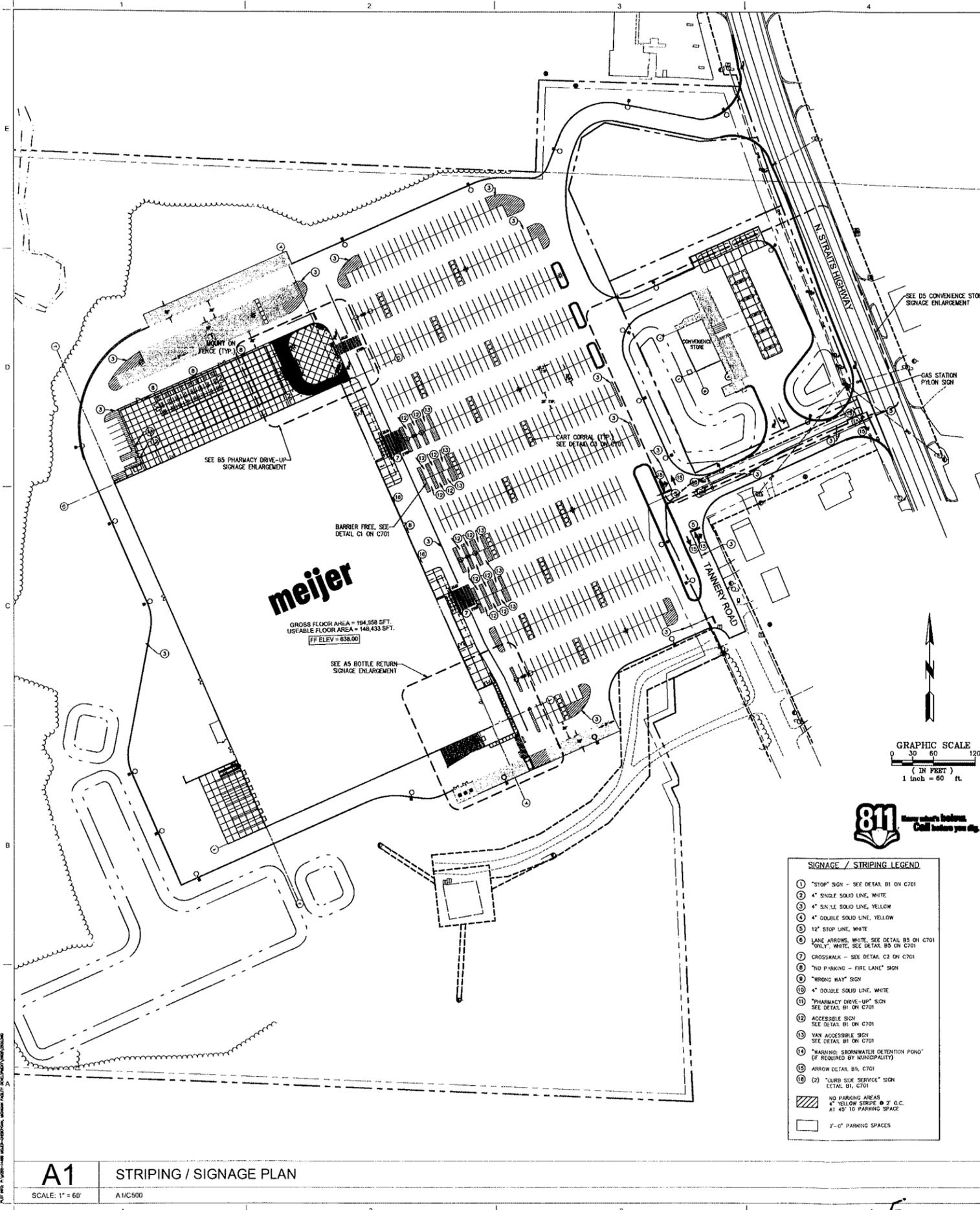
Occupant
99 Woodland Ct
Cheboygan, MI 49721

Occupant
100 Woodland Ct
Cheboygan, MI 49721

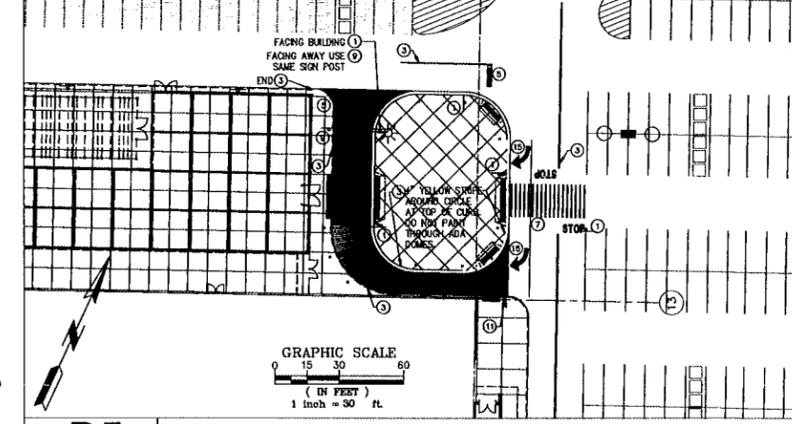
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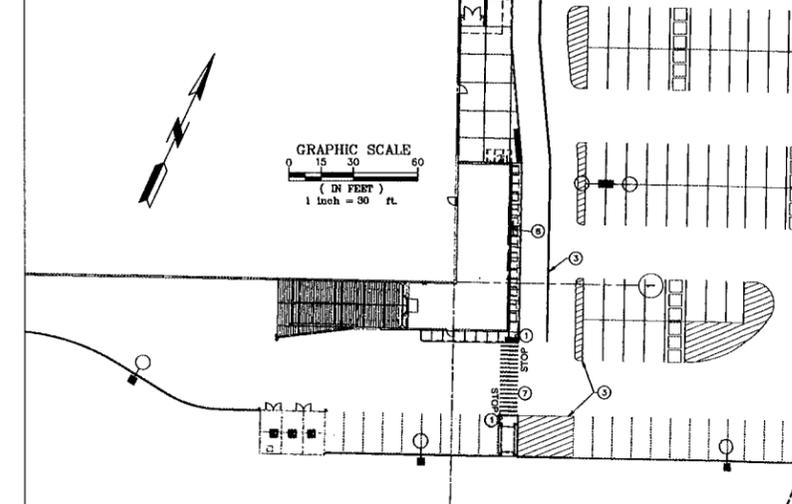
Occupant
126 Woodland Ct
Cheboygan, MI 49721



D5 CONVENIENCE STORE SIGNAGE ENLARGEMENT
SCALE: 1" = 30' A1/C500



B5 PHARMACY DRIVE-UP SIGNAGE ENLARGEMENT
SCALE: 1" = 30' A1/C401



A5 BOTTLE RETURN SIGNAGE ENLARGEMENT
SCALE: 1" = 30' A1/C401

SIGNAGE / STRIPING LEGEND

- 1 "STOP" SIGN - SEE DETAIL B1 ON C701
- 2 4" SINGLE SOLID LINE, WHITE
- 3 4" SINGLE SOLID LINE, YELLOW
- 4 4" DOUBLE SOLID LINE, YELLOW
- 5 12" STOP LINE, WHITE
- 6 LANE ARROWS, WHITE, SEE DETAIL B5 ON C701
- 7 "ONLY" WHITE, SEE DETAIL B5 ON C701
- 8 CROSSWALK - SEE DETAIL C2 ON C701
- 9 "NO PARKING - FIRE LANE" SIGN
- 10 "BURNS WAY" SIGN
- 11 4" DOUBLE SOLID LINE, WHITE
- 12 "PHARMACY DRIVE-UP" SIGN - SEE DETAIL B1 ON C701
- 13 ACCESSIBLE SIGN - SEE DETAIL B1 ON C701
- 14 VAN ACCESSIBLE SIGN - SEE DETAIL B1 ON C701
- 15 "WARNING: STORMWATER DETENTION POND" (IF REQUIRED BY MUNICIPALITY)
- 16 ARROW DETAIL B5, C701
- 17 (2) "CURB SIDE SERVICE" SIGN - DETAIL B1, C701

NO PARKING AREAS
 4" YELLOW STRIPE @ 2' O.C. AT 45° TO PARKING SPACE
 7'-0" PARKING SPACES

meijer

MEIJER DS1.9
 2929 WALKER AVENUE
 GRAND RAPIDS, MICHIGAN 49544
 (616) 453-6711

NO.	DESCRIPTION	DATE
1	MS-1 PLAN	10/28/14
2	REVISED LAYOUT	12/31/14
3	REVIEW	01/19/15

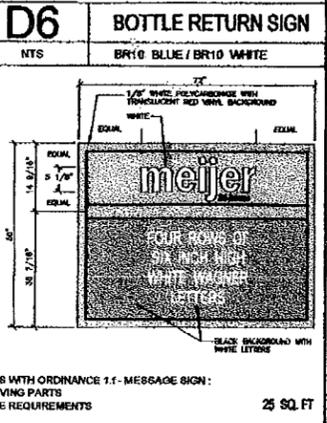
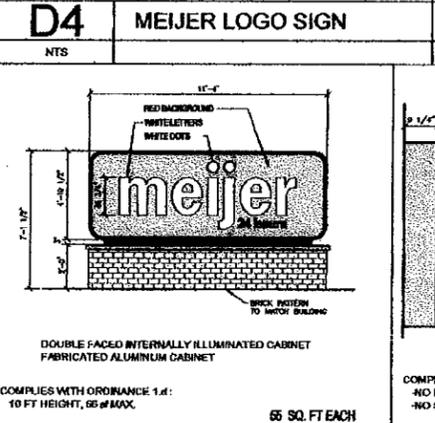
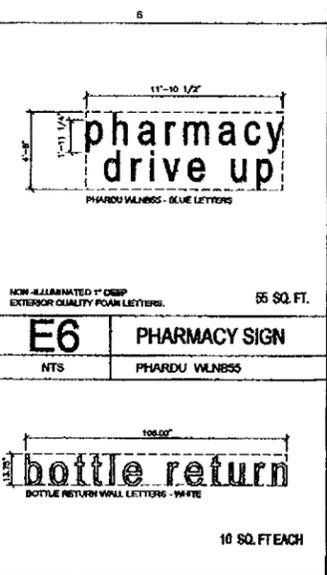
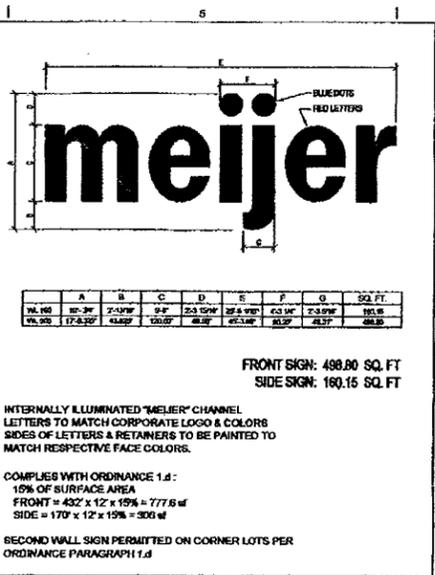
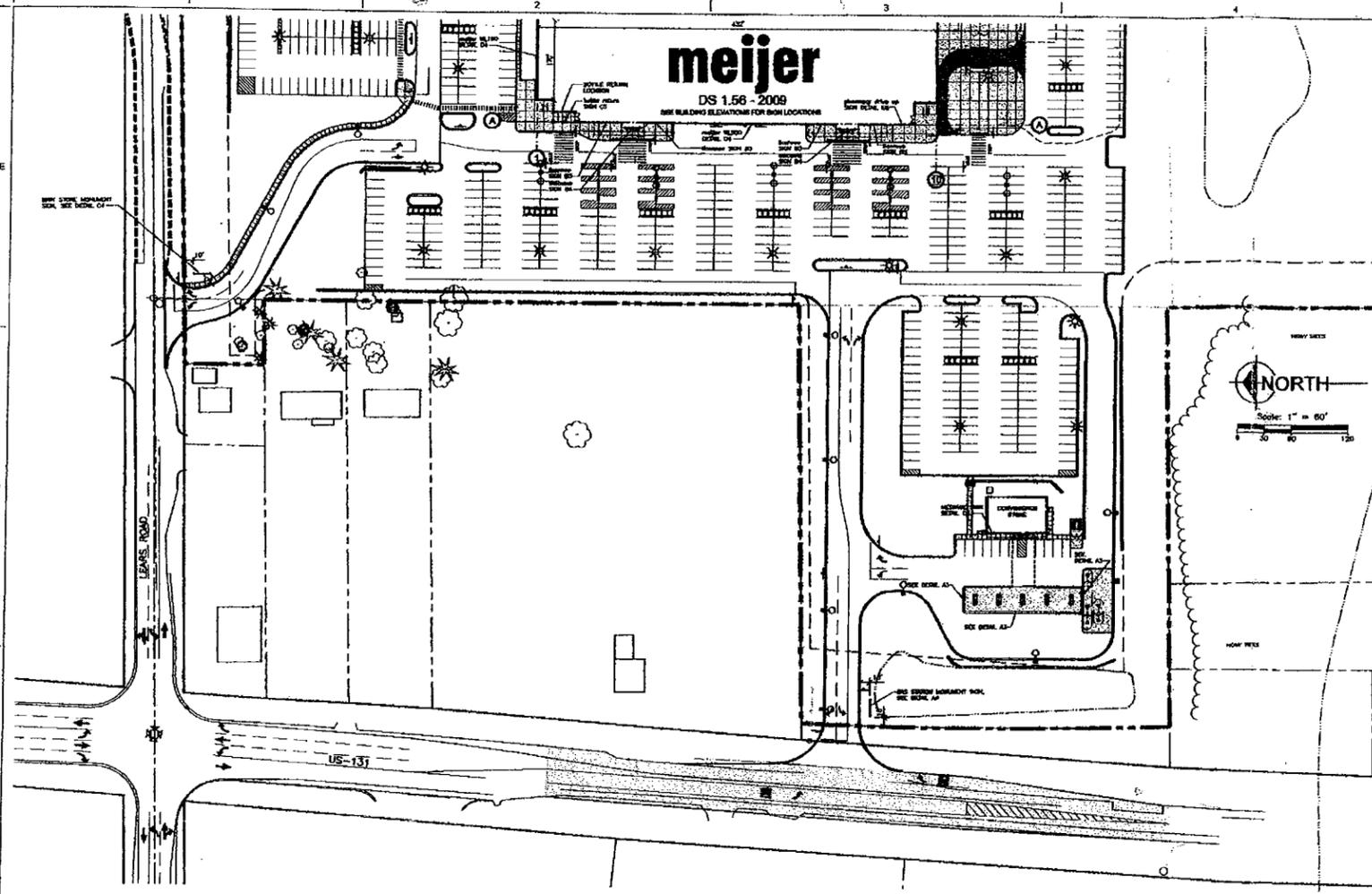
CHB STORE NO. N. STRAITS HWY. 49721 CHEBOYGAN, MI

U.P. ENGINEERS & ARCHITECTS, INC.

STRIPING & SIGNAGE PLAN
 C500
 GAKASJ M265-14468

PLOT AREA: 17,150 SQ. FT. (4,180 SQ. M.) TOTAL AREA: 17,150 SQ. FT. (4,180 SQ. M.)

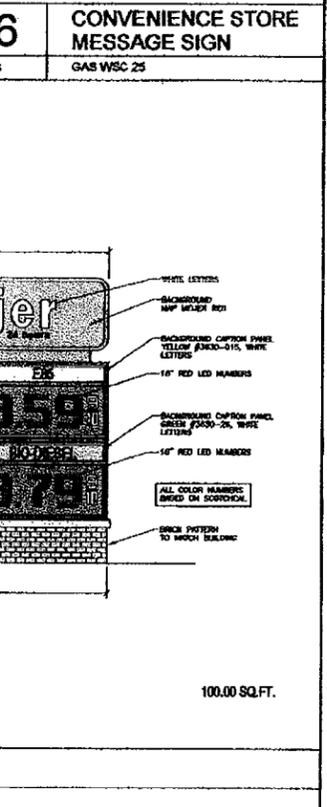
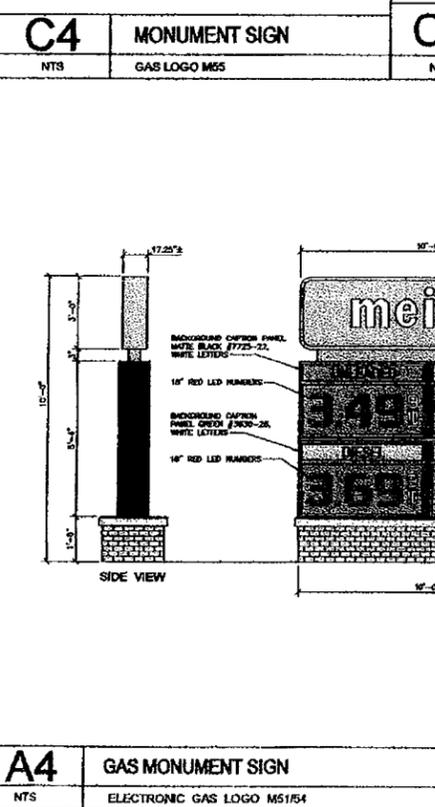
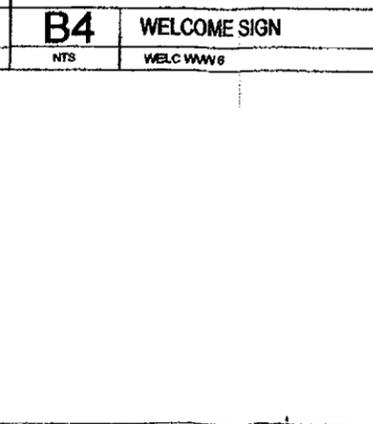
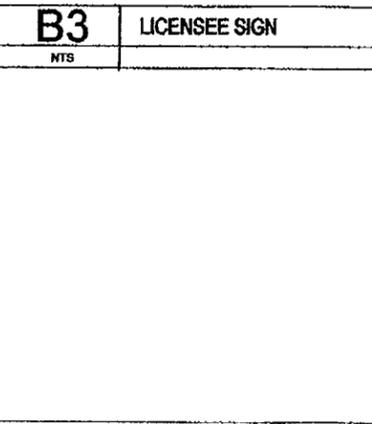
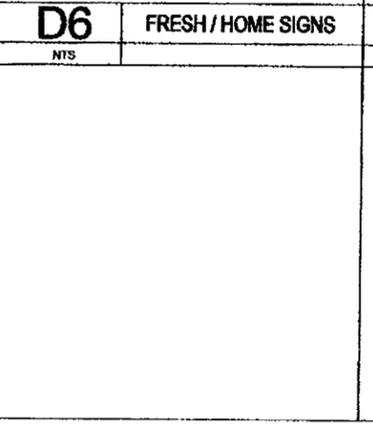
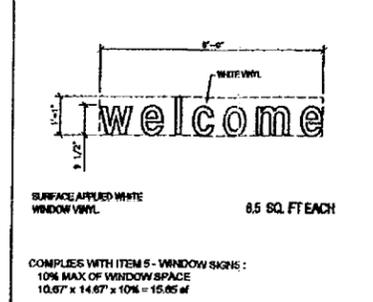
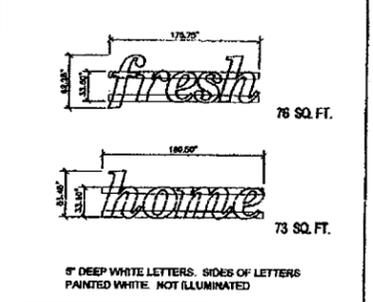
A1 STRIPING / SIGNAGE PLAN
SCALE: 1" = 60' A1/C500



C1 EXTERIOR SIGNAGE PLAN

1" = 60'

STORE SIGNAGE - LEARS ROAD			
DETAIL NO.	DESCRIPTION	SQUARE FEET	
C1	meijer	160.15	
COMPLIES WITH ORDINANCE 308 SQUARE FEET			
STORE SIGNAGE - US-131			
DETAIL NO.	DESCRIPTION	SQUARE FEET	
B4	welcome	73	
B3	licensee	40	
D6	fresh/home	140	
D4	meijer	498.00	
C6	bottle return	10	
C4	pharmacy	55	
Total		796.8	
COMPLIES WITH ORDINANCE 777.8 SQUARE FEET			
CONVENIENCE STORE SIGNAGE			
DETAIL NO.	DESCRIPTION	SQUARE FEET	
C6	Convenience Store Message Sign 25	25	
Total		25	
COMPLIES WITH ORDINANCE 178 SQUARE FEET			
SITE SIGNAGE			
DETAIL NO.	DESCRIPTION	SQUARE FEET	
A4	Gas Monument Sign	100'	
C4	Monument Sign	55'	
* VARIANCE REQUESTED FOR GREATER THAN 55'			
** COMPLIES WITH ORDINANCE 55 SQUARE FEET			



fresh
1215 Ardmore Blvd., St. Clair Shores, Michigan 48090
1-800-733-3624

engineers
scientists
architects
constructors

Store No. US-131 at Leas Road Potoskey, Michigan

meijer
Exterior Signage Plan And Details

PROJECT NO. G07480DD
SHEET NO. C501

SITE PLAN REVIEW ACTION

DATE RECEIVED 4/30/2008
CASE NO. 390-07

RECORD OF ACTION:

Approved Rejected

Conditions Site Plan approval

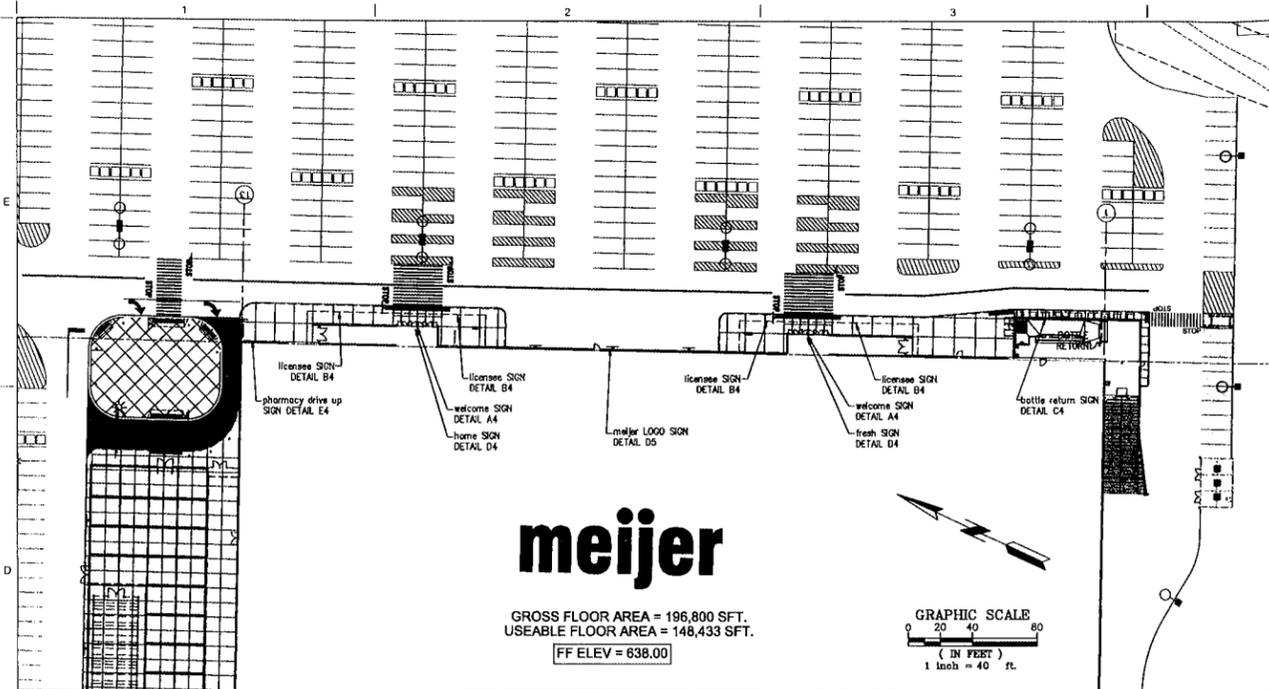
Date 5/1/08

Local Official Signature Emmet Zelenberg

RECEIVED

APR 30 2008

PLANNING & ZONING
EMMET COUNTY



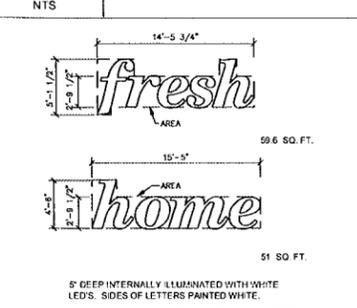
D1 EXTERIOR SIGNAGE PLAN - MAIN STORE

SCALE: 1" = 40'

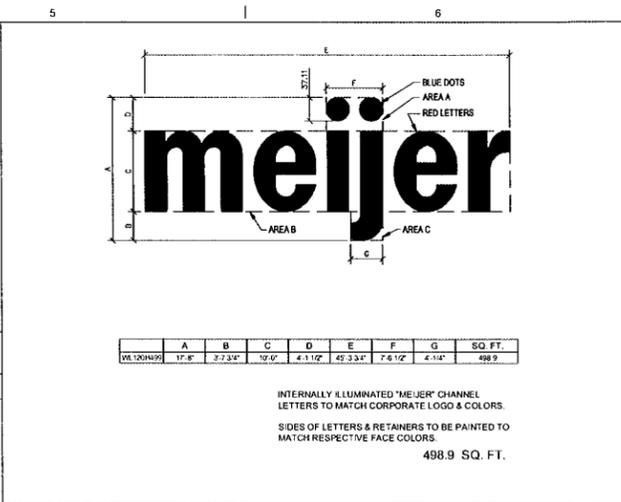
D1/C501



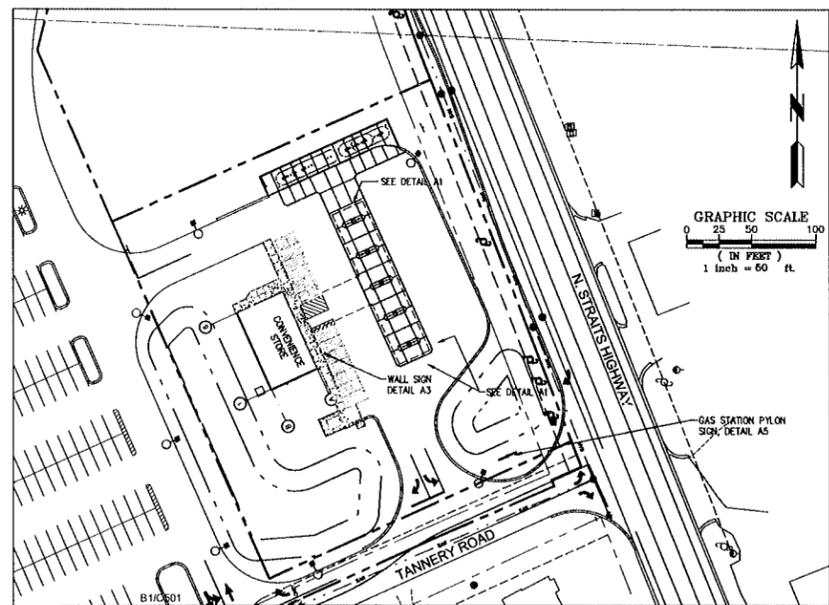
E4 PHARMACY SIGN
NON-ILLUMINATED 1" DEEP EXTERIOR QUALITY FOAM LETTERS. 57.3 SQ. FT.



D4 FRESH / HOME SIGNS
5" DEEP INTERNALLY ILLUMINATED WITH WHITE LED'S. SIDES OF LETTERS PAINTED WHITE. 59.6 SQ. FT.



D5 MEIJER LOGO SIGN
INTERNALLY ILLUMINATED "MEIJER" CHANNEL LETTERS TO MATCH CORPORATE LOGO & COLORS. SIZES OF LETTERS & RETAINERS TO BE PAINTED TO MATCH RESPECTIVE FACE COLORS. 498.9 SQ. FT.



B1 EXTERIOR SIGNAGE PLAN - GAS STATION / CONVENIENCE STORE

SCALE: 1" = 50'

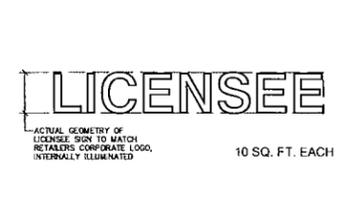
STORE SIGNAGE			
DETAIL NO.	DESCRIPTION	SQUARE FEET	
A4	2 welcome	13.6	
B4b	4 Licensee	40	
C4	2 bottle return	20	
D5	1 meijer	500	
D4	1 ea. fresh / home	[110.6]	
E4	1 pharmacy	57.3	
Total		[741.5]	

CONVENIENCE STORE SIGNAGE			
DETAIL NO.	DESCRIPTION	SQUARE FEET	
A3	1 Convenience Store Wall Sign	25	
A1	3 Canopy Logo	50.1	
Total		[75.1]	

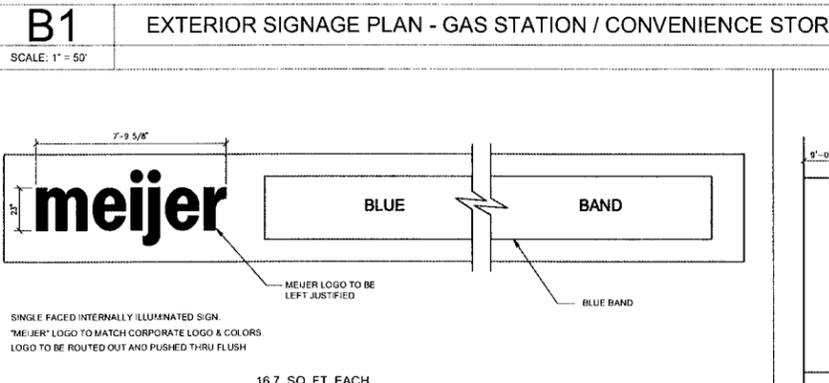
SITE SIGNAGE			
DETAIL NO.	DESCRIPTION	SQUARE FEET	
A5	A5 Gas Pylon Sign	203.8	
C4			



C4 BOTTLE RETURN SIGN
NON-ILLUMINATED 1" DEEP EXTERIOR QUALITY FOAM LETTERS. 10 SQ. FT. EACH

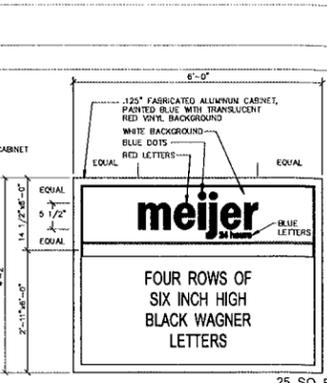


B4 LICENSEE SIGN
ACTUAL GEOMETRY OF LICENSEE SIGN TO MATCH RETAILERS CORPORATE LOGO, INTERNALLY ILLUMINATED. 10 SQ. FT. EACH



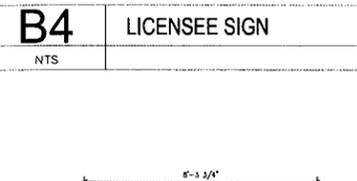
A1 GAS CANOPY SIGN LAYOUT (3 SIDES OF CANOPY)

NTS



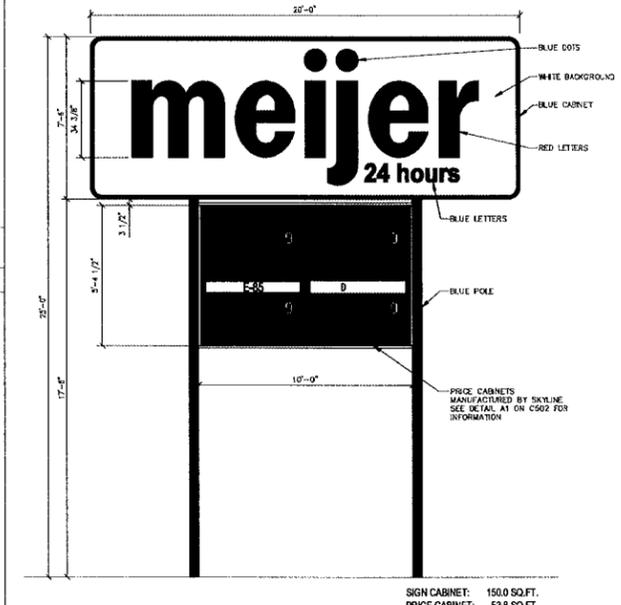
A3 CONVENIENCE STORE WALL SIGN

NTS



A4 WELCOME SIGN

NTS



A5 GAS PYLON SIGN

NTS

meijer
MEIJER DS1.9

2525 WALKER AVENUE
GRAND RAPIDS, MICHIGAN 49544
(616) 453-6711

CHB STORE NO.
N. STRAITS HWY. 48721
CHEBOYGAN, MI

NO.	DESCRIPTION	DATE
1	MS-1 PLAN	10/28/14
2	REVISED LAYOUT	12/31/14
3	REVIEW	01/19/15

U.P. ENGINEERS & ARCHITECTS, INC.

EXTERIOR SIGNAGE PLAN AND DETAILS

LGH 12/09/14
GAKIASJ M265-1468

C501



CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

CHEBOYGAN COUNTY BUILDING ■ 870 S. MAIN STREET, PO BOX 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8489 ■ FAX: (231)627-3646
www.cheboygancounty.net/planning/

DIMENSIONAL VARIANCE STAFF REPORT

Item: Consideration of a 123.8 sign surface area variance for a freestanding sign, a 441.5 ft. sign surface area variance for wall signage and a 1 sign variance for a canopy sign. The properties are located in a Commercial Development (D-CM) zoning district.	Prepared by: Scott McNeil
Date: May 19, 2015	Expected Meeting Date: May 27, 2015

GENERAL INFORMATION

Applicant: Chris Jones, Real Estate Manager, Meijer Inc.

Contact person: Same

Phone: 616-735-7992

Requested Action: Approve requests for a 123.8 sign surface area variance for a freestanding sign, a 441.5 ft. sign surface area variance for wall signage on the main retail building and a 1 sign variance for a canopy sign at the convenience store and gas station for proposed Meijer commercial development. The properties are located in a Commercial Development (D-CM) zoning district

BACKGROUND INFORMATION

The applicant is proposing to construct new retail and fuel sales establishments. The Planning Commission approved a site plan and special use permit for the project on February 18, 2015. The applicant is seeking a variance per the Requested Action listed above. Wall signs are limited to 300 square feet of sign surface area and canopy signs a limited to 2 per parcel and freestanding signs are limited to 80 square feet of sign surface area in the Commercial Development District under section 17.19.8. of the zoning ordinance.

I have placed property sizes and structure locations from M-27 within the general findings for your consideration based on my review of the site plan submitted by the applicant.

Surrounding Zoning:

West: M-AF, Agriculture and Forestry Management

East: D-CM Commercial Development District

South: Same

North: Same

Surrounding Land Uses:

Commercial land uses are found to the north, west and east. Large acreage parcels with a residential use is found to the south.

Environmentally Sensitive Areas: (steep slopes, wetlands, woodlands, stream corridor, floodplain)

Tannery Creek is located on the subject property.

Public Comments:

None

VARIANCE CONSIDERTIONS

Please note that all of the conditions listed below must be satisfied in order for a dimensional variance to be granted.

General Findings

1. The subject property is located in a Commercial Development (D-CM) zoning district.
2. The applicant is seeking a variance to allow wall signs with a total surface area of 741.5 square feet of sign surface area.
3. The structure upon which the proposed wall signage is to be placed is proposed to be located 680 feet from the westerly right of way of M-27.
4. The applicant is also seeking a variance to allow a freestanding sign with a total surface area of 203.8 square feet.
5. The proposed freestanding sign is proposed to be located 43 feet from the westerly right of way of M-27.
6. The applicant is also seeking a variance to allow 3 canopy signs on a single parcel.
7. The canopy upon which the canopy signs are to be placed is proposed to be located 80 feet from the westerly right of way of M-27.
8. The entire subject property contains 41.6 acres with 390 feet of frontage on M-27.
9. Wall signs for the proposed structure are limited to 300 square feet of sign surface area, canopy signs are limited to 2 per parcel and freestanding signs are limited to 80 square feet of sign surface area in the Commercial Development District pursuant to section 17.19.8. of the zoning ordinance.
- 10.
- 11.
- 12.

23.5.4. **A dimensional variance may be granted by the Zoning Board of Appeals only in cases where the applicant demonstrates in the official record of the public hearing that practical difficulty exists by showing all of the following:**

23.5.4.1 That the need for the requested variance is due to unique circumstances or physical conditions of the property involved, such as narrowness, shallowness, shape, water, or topography and is not due to the applicant's personal or economic difficulty.

Regarding wall signs;

The parcel is much larger and deeper than the average commercial parcel and the structure upon which the wall signs are to be placed will be located 680 feet from the west right of way of M-27 which are unique conditions.

Or, There are no unique conditions or circumstances relative to the applicant's request.

Regarding the freestanding sign;

The size and configuration of the parcel due to available land is a unique circumstance.

Or, There are no unique conditions or circumstances relative to the applicant's request.

Regarding the canopy sign;

The size and configuration of the parcel due to available land is a unique circumstance.

Or, There are no unique conditions or circumstances relative to the applicant's request.

23.5.4.2 That the need for the requested variance is not the result of actions of the property owner or previous property owners (self-created).

Regarding wall signs;

The size of the parcel and configuration of the parcel due to available land and the distance of the wall upon which signs are to be located from M-27 creates a need for the requested variance, and is not self-created.

Or, The need for the variance is self created.

Regarding the freestanding sign;

The variance is due to the size and configuration of the parcel due to available land and is not self created.

The size and configuration of the parcel and/or the need for a freestanding sign with more than 80 square feet of sign surface area is a self created condition.

Regarding the canopy sign;

The variance is due to the size and configuration or the parcel due to available land and is not self created.

The size and configuration of the parcel and/or the need for an additional canopy sign is a self created condition.

23.5.4.3 That strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

Regarding wall signs;

Strict compliance with sign regulations would prevent the property owner from using the property for the permitted purpose due to the nature of the business, location of the structure and size of the parcel and conformity with sign regulations will be unnecessarily burdensome.

Or, compliance with sign regulations will not unreasonable prevent the applicant from using the property for a permitted purpose and compliance with sign regulations are not deemed unnecessarily burdensome.

Regarding the freestanding sign;

Due to the available land and configuration of the parcel, compliance with freestanding sign regulations is deemed unnecessarily burdensome.

Or, compliance with freestanding sign regulations will not unreasonable prevent the applicant from using the property for a permitted purpose and compliance with sign regulations is not deemed unnecessarily burdensome.

Regarding the canopy sign;

Due to the available land, and configuration of the parcel, compliance with canopy sign regulations is deemed unnecessarily burdensome.

Or, compliance with canopy sign regulations will not unreasonable prevent the applicant from using the property for a permitted purpose and compliance with sign regulations is not deemed unnecessarily burdensome.

23.5.4.4 That the requested variance is the minimum variance necessary to grant the applicant reasonable relief as well as to do substantial justice to other property owners in the district.

Regarding wall signs;

Due to the size of the property, location of the proposed building and the nature of the business the requested variance represents the minimum necessary to grant reasonable relief.

Or, wall signs with a total of 741.5 square feet of surface area does not represent the minimum necessary.

Regarding the freestanding sign;

Due to the available land and configuration of the parcel, 203.8. square feet of sign surface area is deemed the minimum necessary to grant reasonable relief and do substantial justice to other property owners in the district.

Granting a 123.8 square foot freestanding sign area variance will not do substantial justice to other property owners in the district and is not deemed the minimum necessary to grant reasonable relief.

Regarding the canopy sign;

Due to the available land and configuration of the parcel, allowing an additional canopy sign is deemed the minimum necessary to grant reasonable relief and do substantial justice to other property owners in the district.

Or, Granting a variance to allow an additional canopy sign will not do substantial justice to other property owners in the district and is not deemed the minimum necessary to grant reasonable relief.

23.5.4.5 That the requested variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

Regarding wall signs;

Granting the requested variance will not cause an adverse impact on surrounding property due to the large property size.

Or, Granting the requested variance will cause an adverse impact on surrounding property.

Regarding the freestanding sign;

Granting the requested variance will not cause an adverse impact on surrounding property due to the large property size.

Or, Granting the requested variance will cause an adverse impact on surrounding property.

Regarding the canopy sign;

Granting the requested variance will not cause an adverse impact on surrounding property due to the large property size.

Or, Granting the requested variance will cause an adverse impact on surrounding property.