

**CHARTER TOWNSHIP OF UNION**  
**Zoning Board of Appeals**  
**Special Meeting**

**Date: June 18, 2012**

**Time: 7:00 p.m.**

**Place: Union Township Hall**

**Pledge of Allegiance**

**Roll Call**

**Correspondence**

**Approval of Agenda**

**Public Comment: restricted to three (3) minutes regarding issues not on this agenda**

**NEW BUSINESS**

- 1.) VRS - 1590 – A variance of 113 SF to allow for a 163 SF wall sign in a B5 zone**
- 2.) VRS - 1591 – A variance for a 32 SF second freestanding sign on an easement at the northerly service drive from the requirements for number of freestanding signs, and location on the parcel in a B5 Zone.**

**Other Business**

**Extended Public Comment**

**Adjournment**

May 30, 2012

Charter Township of Union  
Zoning and Planning  
2010 S. Lincoln  
Mt. Pleasant, MI 48858

RE: PetSmart #2298 – 4218 E. Blue Grass Road

To Whom It May Concern:

On behalf of PetSmart (“Kieffer”) is requesting a variance/amendment to Ordinance 11.11 for Signage Allotment – Business Districts.

We are seeking a Variance to the total amount of sign area allowed. Overall, the newly proposed signage will have a total square footage of 176.58. The total currently allowed under Ordinance 11.11 is 100sq ft.

Exterior signage is a vital element of any businesses’ success, particularly when the business is affiliated with a national brand that potential customers are familiar with. Additionally, a significant amount of PetSmart’s business is generated by “walk-in” business and if PetSmart is not able to have similar exterior signage as its neighbors, the financial impact would be substantial.

Located off US-127 and Blue Grass Road, the exterior signage is extremely important to PetSmart’s visibility for the following reasons:

1. Distance from US-127 to storefront is approximately 1020 ft and is approximately 570 from Blue Grass Road.
2. Safety of passing motorists. Current speed limit on US-127 is 55 miles per hour (mph).
3. Comparable to both Dick’s Sporting Goods and Joanne Fabrics who share space with PetSmart

In summary, Kieffer is requesting that the proposed exterior signage be granted a variance of increased square footage allowed.

1. The appropriate sized signs to be visible from US-127 and Blue Grass Roads.
2. The location to be easier to locate, especially for those unfamiliar with the local area.
3. Our proposed signs are comparable, if not smaller, to all the other surrounding businesses..

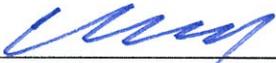
Given the location of PetSmart, and the nature of this business, we respectfully request that the Charter Township of Union grant this variance to PetSmart. This determination is fair and proper on the part of the Township as the request comports with the nature and character of the area. Properly sized and placed signage is a key success factor in any business allowing that business to contribute to the well being of any vibrant community.

Therefore, kindly consider our request to allow the proposed exterior signage as presented by our accompanying documentation. Thank you for your time and consideration in this matter.

Respectfully,

Kieffer & Co., Inc.

By:

  
\_\_\_\_\_

Christopher Wrobel – Account Manager

Date:

5-31-12

**NOTICE OF APPEAL**  
**Charter Township of Union**

**ZONING BOARD OF APPEALS**

**DATE:** 5-31-12

I (we) Kieffer & Co., Inc. 585 Bond St., Lincolnshire, IL 60056  
Name Address

owners of property at 4218 E. Blue Grass Road,

the legal description is: See attached

respectfully request that a determination be made by the Zoning Board of Appeals on the following appeal or application which was denied by the Zoning Inspector because, in the opinion of said inspector, does not comply with the Union Township Zoning Ordinance and therefore must come before the Zoning Board of Appeals:

- I. Variance
- II. Interpretation of Text or Map
- III. Special Exception or Conditional Use
- IV. Administrative Review

**NOTE:** Use one section below as appropriate. If space provided is inadequate, use a separate sheet.

- 
- I. Written application for a zone variance as provided by the Zoning Ordinance Section 5 (c)

a. Provision of the Zoning Ordinance from which a variance is sought 11

DISCRIPTION	REQUIRED	DESIRED (I can only provide X)	VARIANCE (= Required – Desired)
Example – Side Yard	10 feet	8 feet	2 feet
PetSmart Led Wall Signage	163	50	113

b. What are the special conditions and/or circumstances peculiar to this land, structure, or building which are not found belonging to similar properties in the same zoning district in other parts of Union Township?

Storefront is approximately 1,020ft from US-127 and 570ft from Blue Grass Rd.

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c. Which is any of the above (b) special conditions or circumstances are the direct result from actions taken by the applicant for this variance?

No hardship has been created by the applicant. Hardship created by the land.

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d. If the Zoning Ordinance were to be strictly enforced in your particular case, what would be the nature and extent of unnecessary hardships or particular difficulties?

The smaller sign would get lost due to the 55mph speed limit on US-127, which could  
\_\_\_\_\_ have an impact on the safety of motorists as well as business  
\_\_\_\_\_

e. If your request for the variance was granted, do you feel that you would have  
been given any special privileges that others in the same zoning district would  
not have? No If yes, please explain:

\_\_\_\_\_  
\_\_\_\_\_

f. Attach plot plan, showing lot lines, location of existing building, proposed  
buildings and any additions to existing buildings, plus distance from property  
lines.

g. Date property was acquired September 1993  
\_\_\_\_\_

## II. Appeal for Interpretation

Relating to enforcement of the Zoning Ordinance

a. Article, section, subsection, or paragraph in question

\_\_\_\_\_

b. Describe if interpretation of district map

\_\_\_\_\_

III. Application for Special Exception or Conditional Use

As required by Zoning Ordinance

- a. Provision of Zoning Ordinance requiring Board Review

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- b. Description of type of use and proposed location

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- c. Attach plot plan, drawn to scale, showing lot, location of existing buildings, proposed buildings and any additions to existing buildings, plus distances from property lines.

- d. Justification for granting permit

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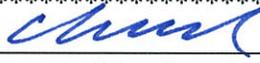
IV. Administrative Review

- a. Article, section, subsection, or Decision in question

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Fees \$625



Signature of Applicant

\*\*\*\*\*

**FOR ZONING BOARD OF APPEALS USE ONLY**

**Appeals received, date:** \_\_\_\_\_

**Public Notice published, date:** \_\_\_\_\_

**Public Notice mailed, date:** \_\_\_\_\_

**Hearing held, date:** \_\_\_\_\_

**Decision of Board of Appeals:** \_\_\_\_\_

\_\_\_\_\_

**Reasons:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

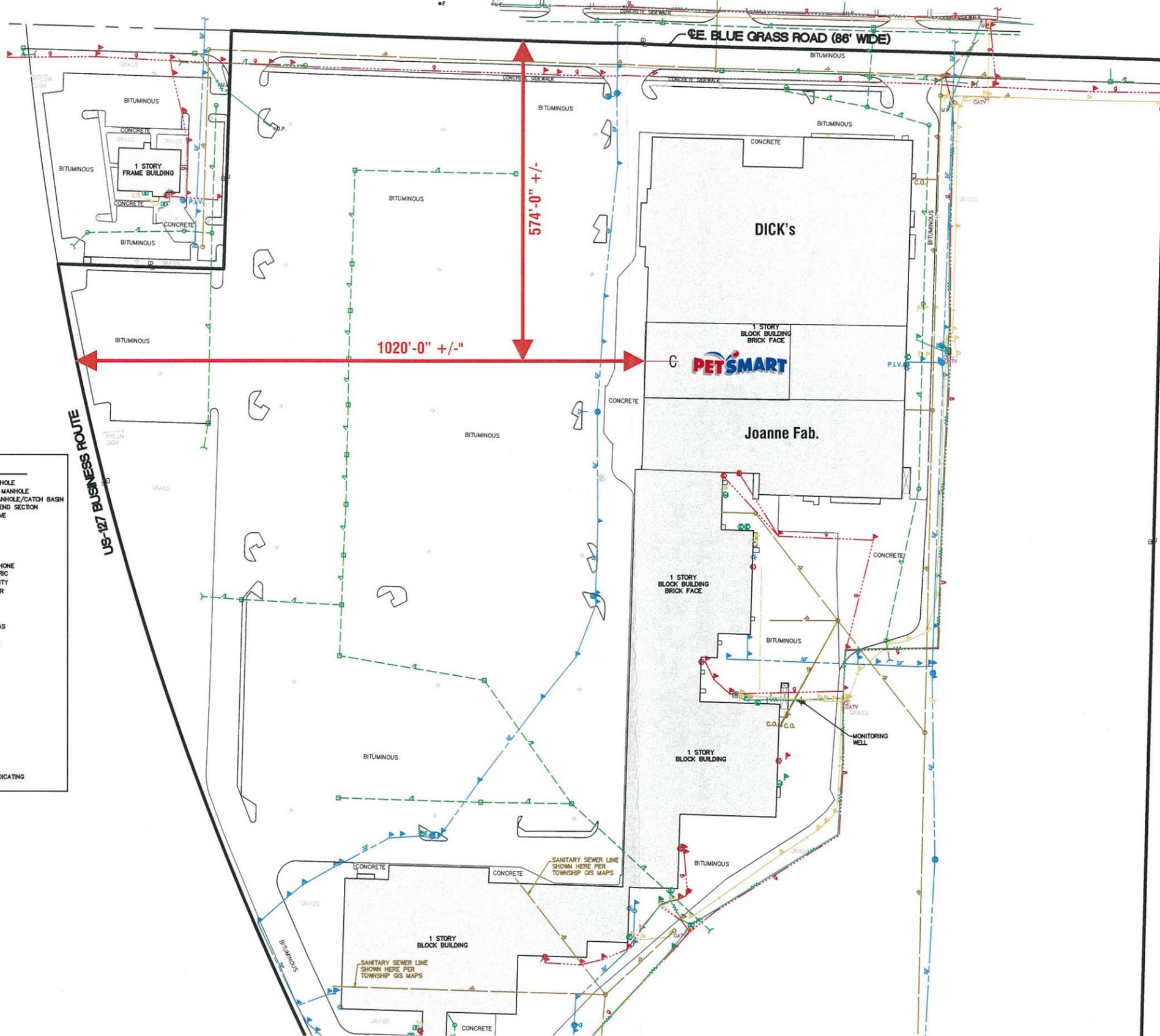
\_\_\_\_\_

WEST 1/4 CORNER OF SECTION 26  
 T14N, R4W, UNION TOWNSHIP  
 ISABELLA COUNTY, MICHIGAN  
 LIBER 2, PAGE 159-160

CENTER OF SECTION 26  
 T14N, R4W, UNION TOWNSHIP  
 ISABELLA COUNTY, MICHIGAN



LOCATION MAP  
 NOT TO SCALE



**LEGEND**

	EXIST. WATER MAIN MANHOLE
	EXIST. SANITARY SEWER MANHOLE
	EXIST. STORM SEWER MANHOLE/CATCH BASIN
	EXIST. STORM CULVERT END SECTION
	EXIST. SHUTOFF OR VALVE
	EXIST. HYDRANT
	EXIST. LIGHT POLE
	EXIST. UTILITY POLE
	PROPERTY LINE
	LINE CONTINUES
	EXIST. OVERHEAD TELEPHONE
	EXIST. OVERHEAD ELECTRIC
	EXIST. UNSPECIFIED UTILITY
	EXIST. CURB AND GUTTER
	EXIST. SANITARY SEWER
	EXIST. WATER MAIN
	EXIST. WATER MAIN
	EXIST. UNDERGROUND GAS
	EXIST. FIRE CONNECTION
	EXIST. TELEPHONE RISER
	EXIST. HVAC UNIT
	EXIST. ELECTRIC RISER
	EXIST. GAS RISER
	EXIST. GAS METER
	EXIST. GAS MANHOLE
	EXIST. CLEANOUT
	EXIST. WATER METER
	EXIST. ELECTRIC METER
	FIBER OPTIC *MARKER
	CABLE TV *MARKER
	ELECTRIC *MARKER
	GAS *MARKER
	WATER *MARKER

\*MARKER IMPLIES PAINT LINES AND/OR FLAGGING INDICATING UNDERGROUND UTILITIES

US-127 BUSINESS ROUTE

E. BLUE GRASS ROAD (86' WIDE)

DICK's

PETSMART

Joanne Fab.

1 STORY BLOCK BUILDING BRICK FACE

1 STORY BLOCK BUILDING

1020'-0" +/-

574'-0" +/-

SANITARY SEWER LINE SHOWN HERE PER TOWNSHIP GIS MAPS

SANITARY SEWER LINE SHOWN HERE PER TOWNSHIP GIS MAPS

MONITORING WELL

## LEGAL DESCRIPTION OF PROPERTY

The premises situated in the Township of Union, County of Isabella, State of Michigan, legally described as follows:

Part of the Southwest 1/4 of Section 26, Town 14 North, Range 4 West, described as commencing South 88°15'17" East, 1291.41 feet along the Northerly line of said Southwest 1/4, and South 00°25'23" West, 1576.33 feet from the West 1/4 corner of said Section 26; thence South 01°25'23" West, 395.67 feet to the center of Potter Creek; thence Northwesterly along the center of Potter Creek on the following four courses: North 52°13'16" West, 60.99 feet; thence North 67°31'06" West, 75.03 feet; thence North 73°20'38" West, 145.97 feet; thence North 73°25'27" West, 110.07 feet to the Northeasterly right of way line of U.S. Business Route 27; thence Northwesterly 330.66 feet along a curve to the right having a radius of 3684.72 feet, angle of 05°08'30", a chord of 330.55 feet and bearing of North 34°14'03" West; thence South 88°15'17" East, 558.92 feet parallel to the North line of said Southwest 1/4 to the point of beginning.

Permanent Parcel No.            14-026-30-001-03

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585 Bond Street - Lincolnshire, IL 60069  
PHONE: (847) 520-1255 FAX: (847) 520-1543  
www.kieffersigns.com

CUSTOMER: **PETSMART**  
LOCATION: Mt. Pleasant, MI  
SALESMAN: NM DESIGNER: JRS  
DATE: 04/16/12

Artwork  
 Design  
 Survey  
All boxes checked to Enter Order

**UL LISTED**  
COMPANION FILES

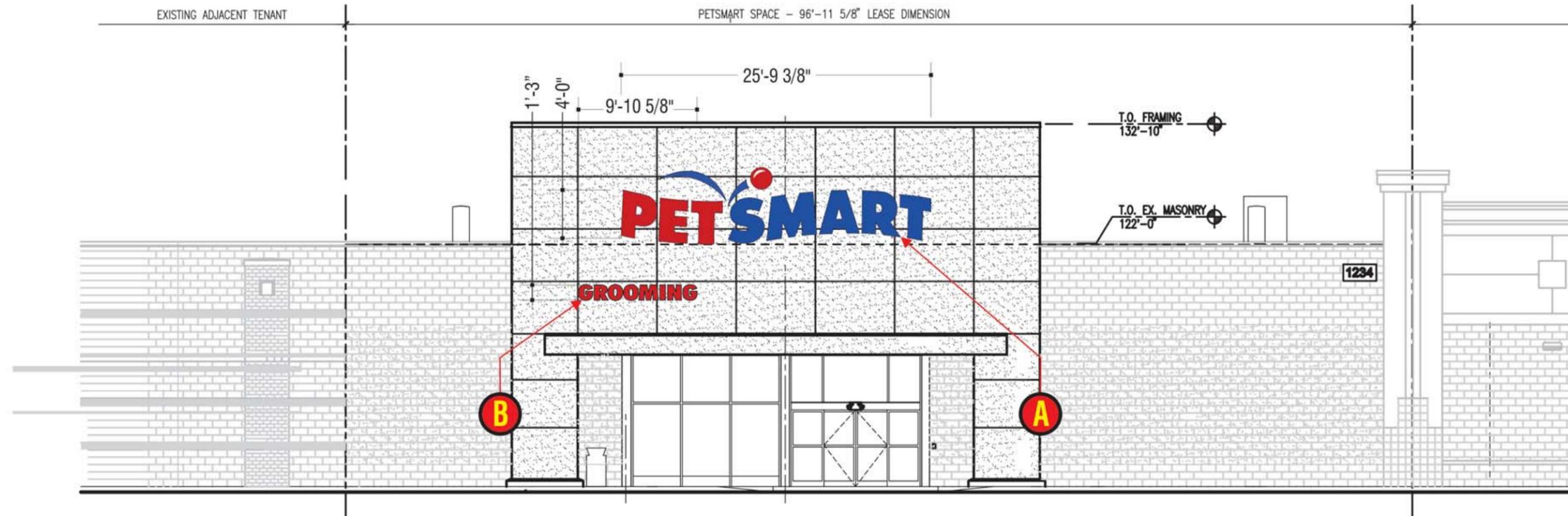
PRODUCTION PROCESSING

Job # \_\_\_\_\_  
-001 \_\_\_\_\_  
-002 \_\_\_\_\_  
-003 \_\_\_\_\_  
-004 \_\_\_\_\_

INITIALS: DATE: 6/4/12  
JRS

REVISION: A Rev Main ID SQ FT calc. area.

REVISION	DATE	INITIALS	SQ FT
A			
B			
C			
D			
E			
F			
G			
H			



**A** 48" L.E.D. Letter/Logo Set  
REFERENCE DWG. #B62760B for specifications & color details

163.19 sq. ft.

**B** 15" L.E.D. Letter Set  
REFERENCE DWG. #B50972 for specifications & color details

12.35 sq. ft.

**B62760**

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 PHONE: (847) 520-1255 FAX: (847) 520-1543  
[www.kieffersigns.com](http://www.kieffersigns.com)

CUSTOMER:

LOCATION: Mt. Pleasant, MI

SALESMAN: NM DESIGNER: JRS

DATE: 05/24/12

- Artwork
  - Design
  - Survey
- All boxes checked to Enter Order



COMPANION FILES

PRODUCTION PROCESSING

Job #	_____
-001	_____
-002	_____
-003	_____
-004	_____

DATE:	6/4/12
INITIALS:	JRS

REVISION:	A	B	C	D	E	F	G	H
	Add dimensions per survey specifications.							

**B62760A**



General Specifications

(2) Sets of flat cut vinyl graphics. Applied first surface to existing tenant panels.  
 See Color Schedule for vinyl specifications.

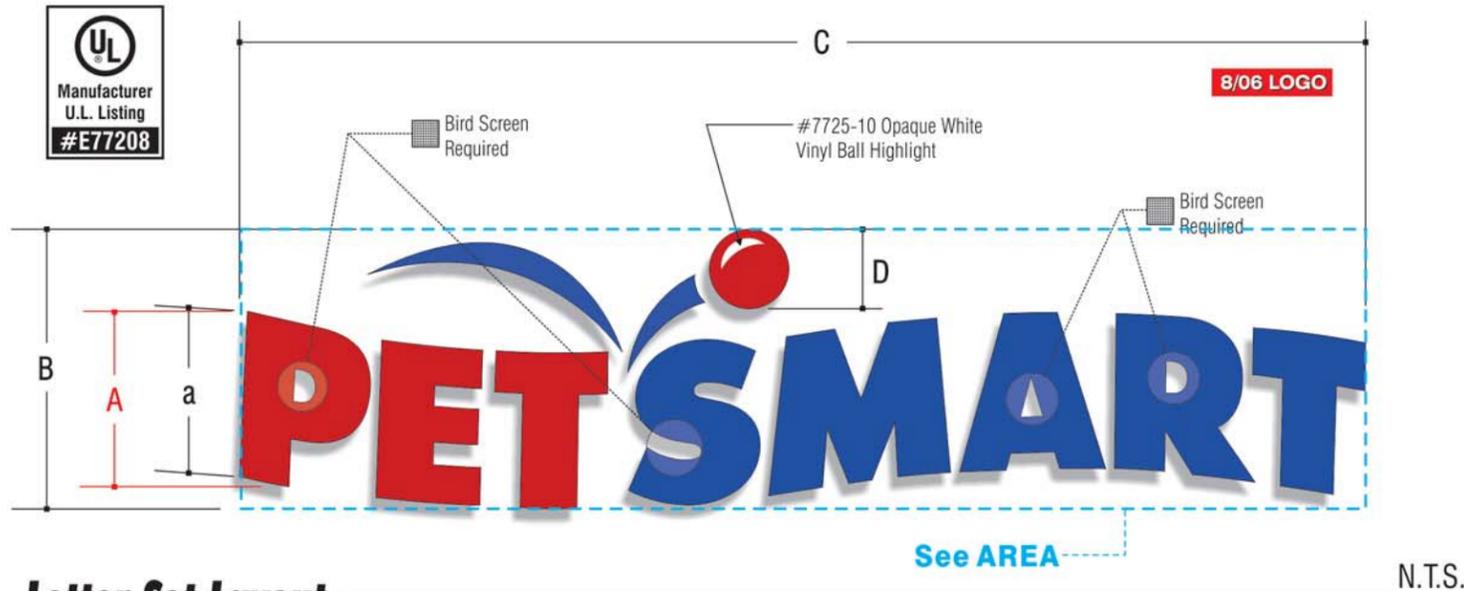
Color Schedule:

3M Translucent Vinyls

- 3M #3630-53 Cardinal RED
- 3M #3630-167 Bright BLUE



# Individual Internally Illuminated REMOTE L.E.D. Letter Sets



## Letter Set Layout

ITEM NUMBER	A	a	B	C	D	AREA - Sq.Ft.
PMN-LED-RM-48	48"	3'-8 7/8"	6'-4 1/2"	25'-9 3/8"	1'-9 3/4"	163.19

### LETTER RETAINER NOTES:

Retainers for **LETTER SETS 42" and UNDER** (Bounce & Ball included) will be **1" BLACK TRIM-CAP**.

Retainers for **LETTER SETS 48"** (Bounce & Ball included) will be **MEDIUM ALUMINUM**. Retainers will be **Black Powder Coated**.

'PET SMART' Letters

A	ILLUMINATION TYPE	L. E. D. - SLOAN
	FOR PET	RED- CL5
	FOR SMART	BLUE- V SERIES
B	FACES	THICKNESS 3/16"
	COLOR FOR PET	RED - SEE COLOR SCHEDULE
	COLOR FOR SMART	BLUE - SEE COLOR SCHEDULE
C	RETURN	DEPTH 5" FINISHED DEPTH
		COLOR DK.BRONZE PRE-COAT
		THICKNESS .040 x 5.3" COIL
D	RETAINER	TYPE SEE RETAINER NOTES
		SIZE AS NOTED
		COLOR AS NOTED
E	BACKS	MATERIAL ALUMINUM
		GAUGE .063
F	WIREWAY	SIZE -
		TYPE -
G	POWER SOURCE	SLOAN
H	MOUNTING	INTERNAL REFER TO CHART NOTE
		EXTERNAL REFER TO CHART NOTE
I	SCREWS	SIZE #8 x 1/2" PHILLIPS HD.
		COLOR MATCH RETAINERS
J	SWITCH	TYPE DISCONNECT/TOGGLE
		*ON EACH LETTER OR CIRCUIT.

\*SPST DISCONNECT SWITCH LOCATE ON RETURN ON 4FT OR LARGER LETTER.  
\*2 WEEP HOLES PER LETTER REQUIRED (3/8" DIA.).  
\*CAULK REQUIRED.

### Color Schedule:

- Faces - #2283 RED Plexiglas Or Cyro #211-1 RED. Returns will be DARK BRONZE, Retainers will be BLACK.
- Faces - #2051 BLUE Plexiglas Or Cyro #607-1 BLUE. Returns will be DARK BRONZE, Retainers will be BLACK.

### LETTERS TO BE BONDED WITH A #14 GREEN WIRE FOR EACH LETTER BACK TO THE POWER SUPPLY

Bounce/Ball Logo

A	ILLUMINATION	L. E. D. - SLOAN
	FOR BALL	RED- CL5
	FOR BOUNCE	BLUE- V SERIES
B	FACE	THICKNESS 3/16"
	COLOR FOR BALL	RED - SEE COLOR SCHEDULE
	COLOR FOR BOUNCE	BLUE - SEE COLOR SCHEDULE
C	RETURN	DEPTH 5" FINISHED DEPTH
		COLOR DK.BRONZE PRE-COAT
		THICKNESS .040 x 5.3" COIL
D	RETAINER	TYPE SEE RETAINER NOTES
		SIZE AS NOTED
		COLOR AS NOTED
E	BACKS	MATERIAL ALUMINUM
		GAUGE .063
F	WIREWAY	SIZE -
		TYPE -
G	POWER SOURCE	SLOAN
H	MOUNTING	INTERNAL REFER TO CHART NOTE
		EXTERNAL REFER TO CHART NOTE
I	SCREWS	SIZE #8 x 1/2" PHILLIPS HD.
		COLOR MATCH RETAINERS
J	SWITCH	TYPE DISCONNECT/TOGGLE
		*ON EACH LETTER OR CIRCUIT.

\*SPST DISCONNECT SWITCH LOCATE ON RETURN ON 4FT OR LARGER LETTER.  
\*2 WEEP HOLES PER LETTER REQUIRED (3/8" DIA.).  
\*CAULK REQUIRED.

8/06 LOGO



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[www.kieffersigns.com](http://www.kieffersigns.com)

CUSTOMER: **PET SMART**

LOCATION: Mt. Pleasant, MI

SALESMAN: NM DESIGNER: JRS

DATE: 05/24/12

Artwork  
 Design  
 Survey  
All boxes checked to Enter Order



COMPANION FILES

### PRODUCTION PROCESSING

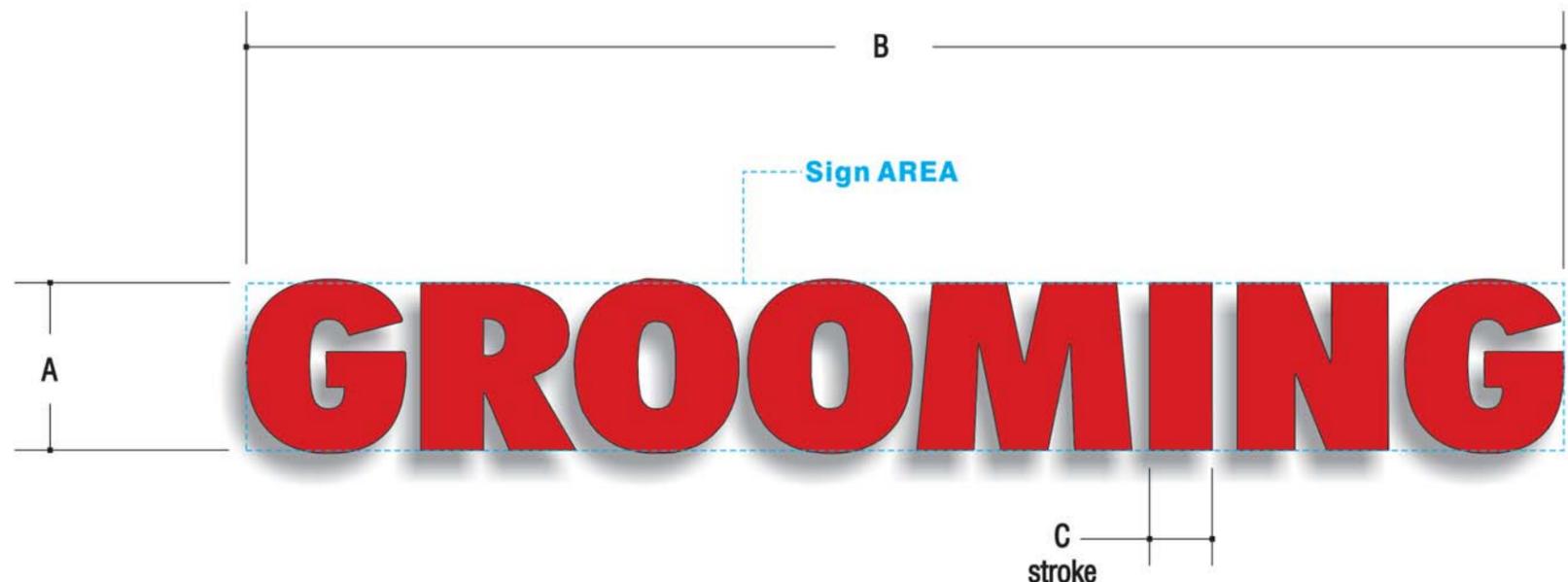
Job # \_\_\_\_\_  
-001 \_\_\_\_\_  
-002 \_\_\_\_\_  
-003 \_\_\_\_\_  
-004 \_\_\_\_\_

DATE: 6/4/12  
INITIALS: JRS

REVISION: A Rev SQ FT calc. area.

REVISION	A	B	C	D	E	F	G	H

**B62760B**



**Letter Set Layout**

Scale: 3/4" = 1'-0"

ITEM NUMBER	A	B	C	AREA - Sq.Ft.	LED - LAYOUT
GR-LED-RM-15	<b>15"</b>	9'-10 5/8"	5 5/8"	<b>12.35</b>	-

**Color Schedule:**

- Faces - #2283 RED Plexiglas Or Cyro #211-1 RED.
- Returns will be DARK BRONZE, Retainers will be BLACK.

**LETTERS TO BE BONDED WITH A #14 GREEN WIRE FOR EACH LETTER BACK TO THE POWER SUPPLY**

'GROOMING' Letters

A ILLUMINATION		L.E.D. - SLOAN
B FACE	THICKNESS	3/16"
	COLOR	SEE COLOR SCHEDULE
	VINYL	N.A.
C RETURN	DEPTH	5" FINISHED
	COLOR	DK.BRONZE PRE-COAT
	THICKNESS	.032 x 5.3" COIL
D RETAINER	TYPE	TRIM CAP
	SIZE	1"
	COLOR	BLACK
E BACKS	MATERIAL	ALUMINUM
	GAUGE	.040
F WIREWAY	SIZE	-
	TYPE	-
G POWER SOURCE		SLOAN
H MOUNTING	INTERNAL	1/4-20 NC RIVNUT
	EXTERNAL	1/4-20 NC THREADED ROD
I SCREWS	SIZE	#8 x 1/2" PHILLIPS HD.
	COLOR	MATCH RETAINERS
J SWITCH	TYPE	DISCONNECT/TOGGLE

\*ON EACH LETTER OR CIRCUIT.  
 \*SPST DISCONNECT SWITCH LOCATE ON RETURN ON 4FT OR LARGER LETTER.  
 \*2 WEEP HOLES PER LETTER REQUIRED (3/8" DIA.).  
 \*CAULK REQUIRED.

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 585 Bond Street - Lincolnshire, IL 60069  
 PHONE: (847) 520-1255 FAX: (847) 520-1543  
 www.kieffersigns.com

CUSTOMER: **PETSMART**  
 LOCATION: VARIOUS  
 SALESMAN: LB DESIGNER: LMK  
 DATE: 1/24/05

Artwork  
 Design  
 Survey  
All boxes checked to Enter Order



**COMPANION FILES**

B50972B

**PRODUCTION PROCESSING**

Job #	REVISIONS
-001	
-002	
-003	
-004	

REVISION:	INITIALS:	DATE:
A Retainers and Returns to BLACK	LMK	3/10/05
B Retainer specifications/notations	LMK	3/10/05
C 'Schedule C' notation added	LMK	4/12/05
D To VARIOUS SIZE dwg. - Added 12" Size	LMK	5/23/05
E Returns to DARK BRONZE	LMK	8/29/05
F Illumination to SLOAN Channel LED4	TS	1/25/07
G To 5/16" threaded rod & rivnut	Tvs	03/18/08
H 20" std. letterset added	Tvs	01/22/09
I Chg. from 5/16" to 1/4" rivnut	DwB	4/23/09

**B50972**

PID	PropertyAddress	Owner	ZoningCode	OwnerAddr01	OwnerCity	OwnerState	OwnerZip
14-026-10-005-02	4171 E BLUEGRASS RD	UNION SQUARE APARTMENTS LLC	R3A	P.O. BOX 222	MOUNT PLEASANT	MI	48804-0222
14-026-10-011-00	4097 E BLUEGRASS RD	TARGET CORPORATION	B4	PO BOX 9456	MINNEAPOLIS	MN	55440-9456
14-026-10-012-00	E BLUEGRASS RD	ROSENBERG EDWARD	B4	31850 NORTHWESTERN HWY	FARMINGTON	MI	48334
14-026-30-001-02	E BLUEGRASS RD	GS II INDIAN HILLS LLC	B5	3300 ENTERPRISE PARKWAY	BEACHWOOD	OH	44122-0000
14-026-30-002-00	4080 E BLUEGRASS RD	GS II INDIAN HILLS LLC	MULTIPL	3300 ENTERPRISE PARKWAY	BEACHWOOD	OH	44122-0000
14-026-30-002-03	4208 E BLUEGRASS RD	GS II INDIAN HILLS LLC	B5	3300 ENTERPRISE PARKWAY	BEACHWOOD	OH	44122-0000
14-026-30-002-04	4062 E BLUEGRASS RD	GENERAL MILLS RESTAURANTS INC	B4	PO BOX 695019	ORLANDO	FL	32869-9901
14-026-10-005-07	4279 E BLUEGRASS RD	BIOLIFE PLASMA SERVICES LP	B5	ONE BAXTER PARKWAY-DF2-2W	DEERFIELD	IL	60015
14-026-30-001-06	4730 ENCORE BLVD	WAL-MART REAL ESTATE BUSINESS TRUST	B5	PO BOX 8050	BENTONVILLE	AR	72712-8050
14-026-30-001-19	4857 ENCORE BLVD	MOUNT PLEASANT HOLDINGS, LLC	B5	211 E WATER ST, STE 201	KALAMAZOO	MI	49007

mail 6/2/12



MsLink	TaxID	Street_Address
6,107	17-000-17133-00	2397 S Mission Street
6,108	17-000-17135-00	2389 S Mission Street

mailed 6/2/12  


# Affidavit of Publication

STATE OF MICHIGAN

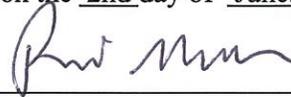
County of Isabella

County of Gratiot

County of Clare

}  
SS.

Rick Mills being duly sworn, deposes and says that he is Executive Editor of the MORNING SUN, a public newspaper printed and published by Morning Star Publishing Company, in the Cities of Mt. Pleasant (Isabella County), Clare (Clare County) and Alma (Gratiot County) in said counties and circulated in said cities and counties, that the annexed printed notice was duly printed and published in said newspaper at least 1 in each week for 1 successive week(s), and that the first publication of said notice in said newspapers was on the 2nd day of June, 2012 and that last publication of said notice in said newspapers was on the 2nd day of June, 2012.



Rick Mills

Subscribed and sworn to before me the 4 day of JUNE 2012.



Ryan Knight

Notary Public

Ryan Knight  
Notary Public of Michigan  
Isabella County  
Expires 1/6/2018

My commission expires \_\_\_\_\_

## UNION TOWNSHIP PUBLIC HEARINGS NOTICE

### -VARIANCE

NOTICE is hereby given that the following Public Hearings will be held at a special meeting on Monday, June 18, 2012, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Zoning Board of Appeals for the purpose of hearing any interested persons in the following requests for a Variance.

1. A variance from Section 11 of the Union Township Zoning Ordinance 1991 - 5 as amended.

Requested by PETSMAIT, A variance of 113 SF to allow for a 163 SF wall sign in a B5 zone.

Legal Description of property: T14N R4W, SEC 26; COM S 87D 14M 35S E, 412.35 FT FROM W 1/4 COR OF SEC 26, TH S 88D 15M 17S E, 861.06 FT; TH S 1D 25M 23S W, 536.01 FT; TH N 88D 15M 17S W, 212.41; TH N 1D 25M 23S E, 50 FT; TH N 88D 15M 17S W, 182.42 FT; TH S 1D 25M 23S W, 4.14 FT; TH N 88D 15M 17S W, 469.25 FT; TH N 1D 25M 23S E 490.14 FT TO POB

This property is located at 4208 E BLUEGRASS RD (Indiar Hills Plaza).

2. A variance from Section 11 of the Union Township Zoning Ordinance 1991-5 as amended.

Requested by First Bank, a variance for a 32 SF second Freestanding Sign on an easement at the northerly service drive from the requirements for number of freestanding signs and location on the parcel in a B5 Zone.

Legal Description of property: T14N R4W, SEC 17; BEG 301 FT W OF SE COR SEC 17, TH W 150 FT, TH N 400 FT, TH E 150 FT, TH S 400 FT TO POB.

This property is located at 1935 E REMUS RD.

All materials concerning these requests may be seen at the Union Township Hall, located at 2010 S. Lincoln Road, Mt. Pleasant, Michigan, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Phone (989) 772 460 extension 241.

William Woodru  
Zoning Administrator

# Firstbank



102 S. Main Street  
Mt. Pleasant, MI 48858

Ph. (989) 773-2600  
Fax (989) 773-0814

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May 18, 2012

To Whom It May Concern:

I am Submitting a variance request on behalf of Firstbank. Some time ago we put in a sign which you refer to as a directional sign at the corner of Lincoln and McDonald's property. This comes in to the back side of Firstbank. At that time it was brought to our attention that directional signs must not be bigger than 4 square feet. We are kindly seeking reconsideration to increase the sign to approximately 4 x 6. As you can see from the attached photo the sign is barely noticeable. I feel as though if the sign were more visible the drive would certainly be more utilized. It is our hope that in doing so it would not only make it more convenient to customers but would also direct some traffic flow from M20. Often times it can get backed up out front with large semi trucks flowing through. At times customers actually pull in and out in the same direction. Within time customers would realize there is another outlet and create and much safer traffic flow. Thank you for your time and consideration to the matter.

Sincerely,

Amy Jo Ervin

Branch Officer

Firstbank West M20



**NOTICE OF APPEAL**  
**Charter Township of Union**

**ZONING BOARD OF APPEALS**

**DATE:** MAY 18, 2012

I (we) FIRSTBANK 102 S. MAIN, MT. PLEASANT, MI, 48858  
Name Address

owners of property at 1925 E . REMUS RD., MT. PLEASANT, MI, 48858,

the legal description is: T14N, R4W, SECTION 17; BEGINNING 300 FEET WEST OF THE  
SOUTHEAST CORNER SECTION 17, THENCE WEST 150 FEET, THENCE NORTH 400  
FEET, THENCE EAST 150 FEET, THENCE SOUTH 400 FEET TO THE POINT OF BEGINNING

I/E EZMT. TAX ID#: 14-017-40-002-03.

respectfully request that a determination be made by the Zoning Board of Appeals on the following appeal or application which was denied by the Zoning Inspector because, in the opinion of said inspector, does not comply with the Union Township Zoning Ordinance and therefore must come before the Zoning Board of Appeals:

- I. Variance
- II. Interpretation of Text or Map
- III. Special Exception or Conditional Use
- IV. Administrative Review

**NOTE:** *Use one section below as appropriate. If space provided is inadequate, use a separate sheet.*

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I. Written application for a zone variance as provided by the Zoning Ordinance Section 5 (c)

- a. Provision of the Zoning Ordinance from which a variance is sought SIZE OF  
 DIRECTIONAL SIGN ALLOWED. PLEASE SEE ATTACHED FOR FURTEHR INFO.

DISCRIPTION	REQUIRED	DESIRED (I can only provide X)	VARIANCE (= Required - Desired)
Example – Side Yard	10 feet	8 feet	2 feet
Free Standing Sign	<del>one</del> One per parcel, on the parcel	2, one on an Easement	1 sign, location

- b. What are the special conditions and/or circumstances peculiar to this land, structure, or building which are not found belonging to similar properties in the same zoning district in other parts of Union Township?

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- c. Which is any of the above (b) special conditions or circumstances are the direct result from actions taken by the applicant for this variance?

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- d. If the Zoning Ordinance were to be strictly enforced in your particular case, what would be the nature and extent of unnecessary hardships or particular difficulties?

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e. If your request for the variance was granted, do you feel that you would have been given any special privileges that others in the same zoning district would not have? NO If yes, please explain:

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f. Attach plot plan, showing lot lines, location of existing building, proposed buildings and any additions to existing buildings, plus distance from property lines.

g. Date property was acquired 1998 (E)

II. Appeal for Interpretation

Relating to enforcement of the Zoning Ordinance

a. Article, section, subsection, or paragraph in question

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b. Describe if interpretation of district map

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III. Application for Special Exception or Conditional Use

As required by Zoning Ordinance

- a. Provision of Zoning Ordinance requiring Board Review

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- b. Description of type of use and proposed location

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- c. Attach plot plan, drawn to scale, showing lot, location of existing buildings, proposed buildings and any additions to existing buildings, plus distances from property lines.

- d. Justification for granting permit

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IV. Administrative Review

- a. Article, section, subsection, or Decision in question

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\*\*\*\*\*  
Fees \$150.00   
Signature of Applicant  
\*\*\*\*\*

**FOR ZONING BOARD OF APPEALS USE ONLY**

Appeals received, date: \_\_\_\_\_

Public Notice published, date: \_\_\_\_\_

Public Notice mailed, date: \_\_\_\_\_

Hearing held, date: \_\_\_\_\_

Decision of Board of Appeals: \_\_\_\_\_

\_\_\_\_\_

Reasons: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Firstbank  
ENTER  
→





# Isabella County Land Records

Tue May 15 2012 10:05:41 AM

## Property Address

1935 E REMUS RD  
MT PLEASANT, MI 48858

*\* s/B 1925 E. Remus*

## Owner Address

FIRSTBANK  
102 S MAIN ST  
MT. PLEASANT, MI 48858

**Township/City Code:** 014  
**Township/City Name:** Union Township  
**Village Code:**  
**Village Name:**

## Taxpayer Information

See Owner Address

## General Information for Current Tax Year

<b>Parcel Number:</b>	14-017-40-001-03	<b>Assessed Value:</b>	\$198900
<b>Property Class Code:</b>	201	<b>State Equalized Value:</b>	\$198900
<b>Property Class Name:</b>	Commercial Real Property	<b>Taxable Value:</b>	\$198900
<b>Property Type:</b>	Real Property		
<b>School District Code:</b>	37010		
<b>School District Name:</b>	Mt. Pleasant Schools		
<b>Community College:</b>			
<b>Exemption Percent:</b>	0%		
<b>Exemption Type:</b>			

## Land Information

**Acreage:** 1.38  
**Town:** 14N  
**Range:** 04W  
**Section:** 017

## Legal Information

T14N R4W, SEC 17; BEG 300 FT W OF SE COR SEC 17, TH W 150 FT, TH N 400 FT, TH E 150 FT, TH S 400 FT TO POB. I/E EZMT

## Sales Information

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sal	Liber/Page
	0					



EXISTING FREESTANDING SIGN

PROPOSED 2ND FREESTANDING  
AND EXISTING DIRECTIONAL

## UNION TOWNSHIP PUBLIC HEARINGS NOTICE -VARIANCE

NOTICE is hereby given that the following Public Hearings will be held at a special meeting on Monday, June 18, 2012, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Zoning Board of Appeals for the purpose of hearing any interested persons in the following requests for a Variance.

1. A variance from Section 11 of the Union Township Zoning Ordinance 1991-5 as amended.

Requested by PET'SMART, A variance of 113 SF to allow for a 163 SF wall sign in a B5 zone.

Legal Description of property: T14N R4W, SEC 26; COM S 87D 14M 35S E, 412.35 FT FROM W 1/4 COR OF SEC 26, TH S 88D 15M 17S E, 861.06 FT; TH S 1D 25M 23S W, 536.0 1 FT; TH N 88D 15M 17S W, 212.41; TH N 1D 25M 23S E, 50 FT; TH N 88D 15M 17S W, 182.42 FT; TH S 1D 25M 23S W, 4.14 FT; TH N 88D 15M 17S W, 469. 25 FT; TH N 1D 25M 23S E, 490.14 FT TO POB

This property is located at 4208 E BLUEGRASS RD (Indian Hills Plaza).

2. A variance from Section 11 of the Union Township Zoning Ordinance 1991-5 as amended.

Requested by First Bank, a variance for a 32 SF second Freestanding Sign on an easement at the northerly service drive from the requirements for number of freestanding signs, and location on the parcel in a B5 Zone.

Legal Description of property: T14N R4W, SEC 17; BEG 300 FT W OF SE COR SEC 17, TH W 150 FT, TH N 400 FT, TH E 150 FT, TH S 400 FT TO POB.

This property is located at 1935 E REMUS RD.

All materials concerning these requests may be seen at the Union Township Hall, located at 2010 S. Lincoln Road, Mt. Pleasant, Michigan, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Phone (989) 772 4600 extension 241.

William Woodruff, Zoning Administrator

PID	PropertyAddress	Owner	Zoning	OwnerAddr01	OwnerCity	OwnerState	OwnerZip
14-016-30-002-05	2865 S LINCOLN RD	K & B DEVELOPMENT	B5	2865 S LINCOLN RD	MOUNT PLEASANT	MI	48858
14-017-40-001-02	1963 E REMUS RD	MCDONALDS CORPORATION (21-1306)	B5	PO BOX 182571	COLUMBUS	OH	43218-2571
14-017-40-001-03	1935 E REMUS RD	FIRSTBANK	B5	102 S MAIN ST	MOUNT PLEASANT	MI	48858-0000
14-017-40-009-03	E REMUS RD	TWENTY WEST PARTNERSHIP INC	MULTIPL	P.O.BOX 329	MOUNT PLEASANT	MI	48804-0329
14-017-40-008-01	2812 S LINCOLN RD***	OAK MEADOWS COMPANY INC	R3A	4240 E MILLBROOK RD	MOUNT PLEASANT	MI	48858
14-020-20-001-01	1982 E REMUS RD	GREENSPACE INC	B5	1982 E REMUS ROAD	MOUNT PLEASANT	MI	48858
14-020-20-002-00	1956 E REMUS RD	HALL LELAND R & DINAH REV TRUST	B5	1956 E REMUS RD	MOUNT PLEASANT	MI	48858
14-021-10-004-02	E REMUS RD	CAMPBELL DONALD W & ANNA	B5	2300 19 MILE RD	BARRYTON	MI	49305
14-109-00-006-00	2812 S LINCOLN RD A6	CHAPIN CHARLES & LEISA	R3A	6240 FIVE MILE RD	BLANCHARD	MI	49310
14-109-00-007-00	2812 S LINCOLN RD A7	WILLIAMSON MARY R REV TRUST	R3A	2812 S LINCOLN RD BLDG A-7	MOUNT PLEASANT	MI	48858
14-109-00-008-00	2812 S LINCOLN RD A8	MANEY JEREMY & ANGELINA NOYLE	R3A	2812 S LINCOLN RD A8	MOUNT PLEASANT	MI	48858
14-591-00-001-00	1938 E OAKWOOD DR	NATZEL TRACY P	R3A	1938 OAKWOOD DR	MOUNT PLEASANT	MI	48858
14-591-00-002-00	1936 E OAKWOOD DR	ORLANDO ANTONIO & DAWN	R3A	1936 OAKWOOD DR	MOUNT PLEASANT	MI	48858
14-591-00-003-00	1928 E OAKWOOD DR	GAULD DAVID A	R3A	1928 E OAKWOOD DR	MT PLEASANT	MI	48858
14-591-00-004-00	1926 E OAKWOOD DR	WAYNEE AL & LOIS	R3A	1926 E OAKWOOD DR	MT PLEASANT	MI	48858
14-591-00-005-00	1908 E OAKWOOD DR	KEQUOM THOMAS J	R3A	1908 E OAKWOOD DR	MT PLEASANT	MI	48858
14-017-40-009-01	E REMUS RD	TWENTY WEST PARTNERSHIP INC	B5	PO BOX 329	MOUNT PLEASANT	MI	48804-0329
14-017-40-009-02	1965 OFFICE PARKWAY	CREATIVE BEGINNINGS CHILD DEVELOPME	B5	1965 OFFICE PARKWAY	MOUNT PLEASANT	MI	48858
14-017-40-008-02	2812 S LINCOLN RD****	OAK MEADOWS COMPANY INC	R3A	4240 E MILLBROOK RD	MOUNT PLEASANT	MI	48858
14-016-30-002-16	2025 E REMUS RD	RI CS4 LLC	B5	PO BOX 460069	ESCONDIDO	CA	92046-0069
14-016-30-002-17	S LINCOLN RD	IMPERIAL COMPANY	B5	PO BOX 408	MOUNT PLEASANT	MI	48804-0408

mailed 6/1/12  
