

# Memo

**FROM THE DESK OF THE ZONING ADMINISTRATOR**

**To:** ZBA

**Date:** 5/26/2010

**Re:** 6/2/10 Meeting Notes

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VRS 1429 Dick Figg's request for a sign at Riverwood is back for a final determination. The Planning Commission has formed a sign committee but has not begun to address the topic of LED signs. I do not recommend a delay for this committee. At the heart of the matter is still the problem with having a use by special permit for something as significant as a golf course and only allow 2 square feet for a sign. It is my recommendation to deny the LED sign, and allow for a freestanding sign in the vicinity of 80 SF, and 16' tall.

VSB 1475 A variance for a side yard setback at lot 4, Newgrass Commons. The practical difficulty for this site is sewer and storm easements at the south end of the lot. The lot to the north is owned by the same person and both lots will be leased to businesses. The area adjacent to request has already been developments as parking. The interconnection of parking lots also makes the separation between uses less of a necessity. I recommend approval of the variance due to the location of easements.

**CHARTER TOWNSHIP OF UNION**  
**Zoning Board of Appeals**  
**Regular Meeting Agenda**

**Date: June 2, 2010**  
**Time: 7:00 p.m.**  
**Place: Union Township Hall**

**Call to Order**

**Pledge of Allegiance**

**Roll Call**

**Minutes of March 3, 2010**

**Correspondence**

**Approval of Agenda**

**Public Comment: restricted to three (3) minutes regarding issues on this agenda**

**UNFINISHED BUSINESS**

- 1.) VRS 1429 – Betty J. Figg Rev Trust 1313 E. Broomfield Rd., Sign Variance to Allow for an 80 SF sign, 16 Feet High. A Variance of 68 SF and 10 Feet High from Section 11.8 in an AG Zone Over 10 Acres.**

**NEW BUSINESS**

- 1.) VSB 1475 – Newgrass LLC, Lot South of 4035 S. Sweeney St., A Variance of Nine Feet Four Inches from the Requirements for Side Yard in a B5 Zone to Allow for a Ten Foot Eight Inch Side Yard**

**Other Business**

**Extended Public Comment**

**Adjournment**

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

A regular meeting of the Charter Township of Union Zoning Board of Appeals was held on March 3, 2010 at 7:00 p.m.

**Meeting was called to order at 7:00 p.m.**

**Roll Call**

Kaufmann, Partie, Spencer-Noggle, Strachan and Warner were present.

**Others Present**

Woody Woodruff

**Approval of Minutes**

February 3, 2010 – special meeting

Spencer-Noggle moved Warner supported to approve the February 3, 2010 special meeting minutes as presented. **Ayes: all. Motion carried.**

**Correspondence**

- No correspondence was submitted

**Approval of Agenda**

Kaufmann moved Warner supported to approve the agenda as presented. **Ayes: all. Motion carried.**

**Public Comment**

- Bill Whitehead 4141 S. Whiteville Rd. addressed the Board and stated his concerns on the location and how it will affect the houses in the area

**NEW BUSINESS**

- 1.) **VRS 1429 – Betty J. Figg Rev Trust 1313 Broomfield Rd., Sign Variance to Allow for and 80 SF sign 16 Feet High. A Variance of 68 SF and 10 Feet High from Section 11.8 in an AG Zone Over 10 Acres**

**Applicant**

Tom Barker of Sign Brokers LLC presented pictures and stated the proposed location of the new sign for the Riverwood Golf Course.

**Public Hearing**

**Opened at: 7:18 p.m.**

- Robert Whitehead 1442 E. Broomfield Rd. addressed the Board with his concerns on the location, brightness and times the sign will be lit

**Closed at 7:37 p.m.**

**ZBA**

**Kaufmann** moved to deny the variance and proposed that the ZBA cannot consider any other LED light in the township until it is addressed in the sign ordinance, and recommends that the Planning Commission look at the sign ordinance. **Motion dies due to lack of support.**

ZBA

March 3, 2010

Spencer-Noggle moved Strachan supported to table VRS 1429 – Betty J. Figg Rev Trust 1313 E. Broomfield Rd., sign variance to allow for an 80 SF sign 16 ft. high. A variance of 68 SF and 10 ft. high from section 11.8 in an AG zone over 10 acres until the June 2, 2010 meeting when questions on the location, brightness, and times the sign will be lit can be answered by the applicant. **Ayes: 4. Nays: 1. Motion carried.**

**Other Business**

Partie suggested that Woodruff have the Planning Commission address the sign ordinance

**Extended Public Comment**

- Bill Whitehead addressed the Board regarding Wednesday night meetings

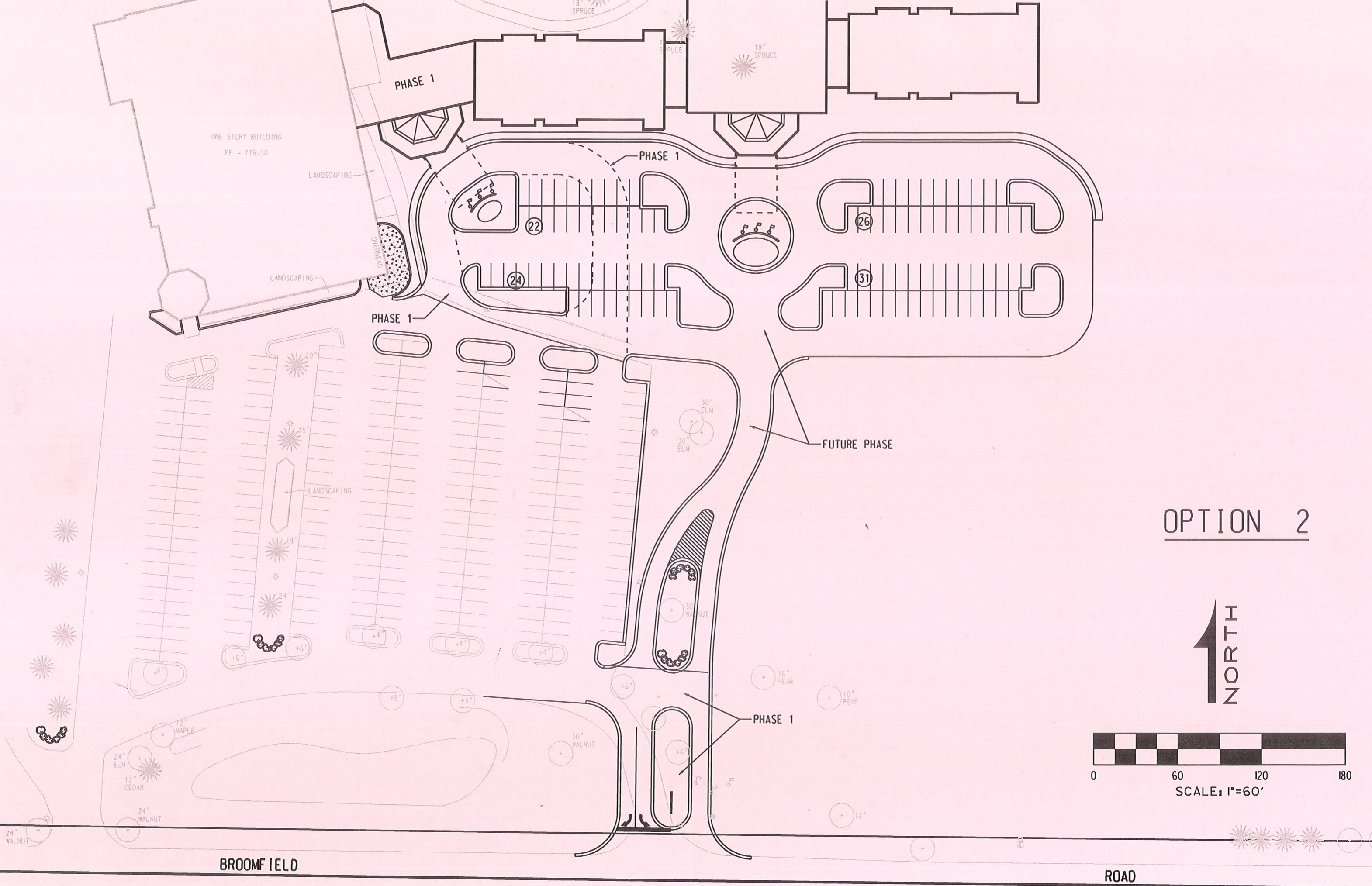
**Adjournment**

Warner moved Kaufmann supported to adjourn the meeting at 8:07 p.m. **Ayes: all. Motion carried.**

**APPROVED BY:**

\_\_\_\_\_  
**Tim Warner, Secretary**

*(Recorded by Kathy Blizzard)*



ONE STORY BUILDING  
FF = 776.50

PHASE 1

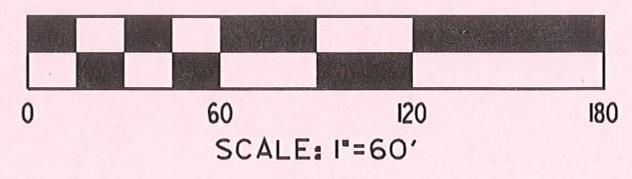
PHASE 1

PHASE 1

FUTURE PHASE

PHASE 1

# OPTION 2



BROOMFIELD

ROAD

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

**ZONING BOARD OF APPEALS**

DATE: 5-14-10

I (we) Tim Coscarelli (Agent) 611 S. Mission St  
Name NEW GRASS LLC Address

owners of property at UNIT 4 OF <sup>New</sup> ~~TALL~~ GRASS Commons

the legal description is: ~~UNIT 4 OF TALL GRASS Commons~~

T14 N R4W <sup>New</sup> ~~TALL~~ GRASS Commons  
CONDIMINIUMS <sup>into</sup> UNIT 4

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 Sec 21.

DISCRIPTION	REQUIRED	DESIRED (I can only provide X)	VARIANCE (= Required - Desired)
Example - Side Yard	10 feet	8 feet	2 feet
SIDE YD	20 FT	10' 8"	9' 4"

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?

20' SANITARY SEWER EASEMENT AND  
20' PRIVATE UTILITY EASEMENT ON SOUTH  
LINE

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?

NONE

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?

PRIME DEVELOPMENT AREA WOULD BE LOST

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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:
- 
- 

- 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 11-11-09

## 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

\_\_\_\_\_

- b. Description of type of use and proposed location

\_\_\_\_\_

\_\_\_\_\_

- 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

\_\_\_\_\_

IV. Administrative Review

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

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Fees \_\_\_\_\_

*[Handwritten Signature]*

Signature of Applicant

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

\_\_\_\_\_

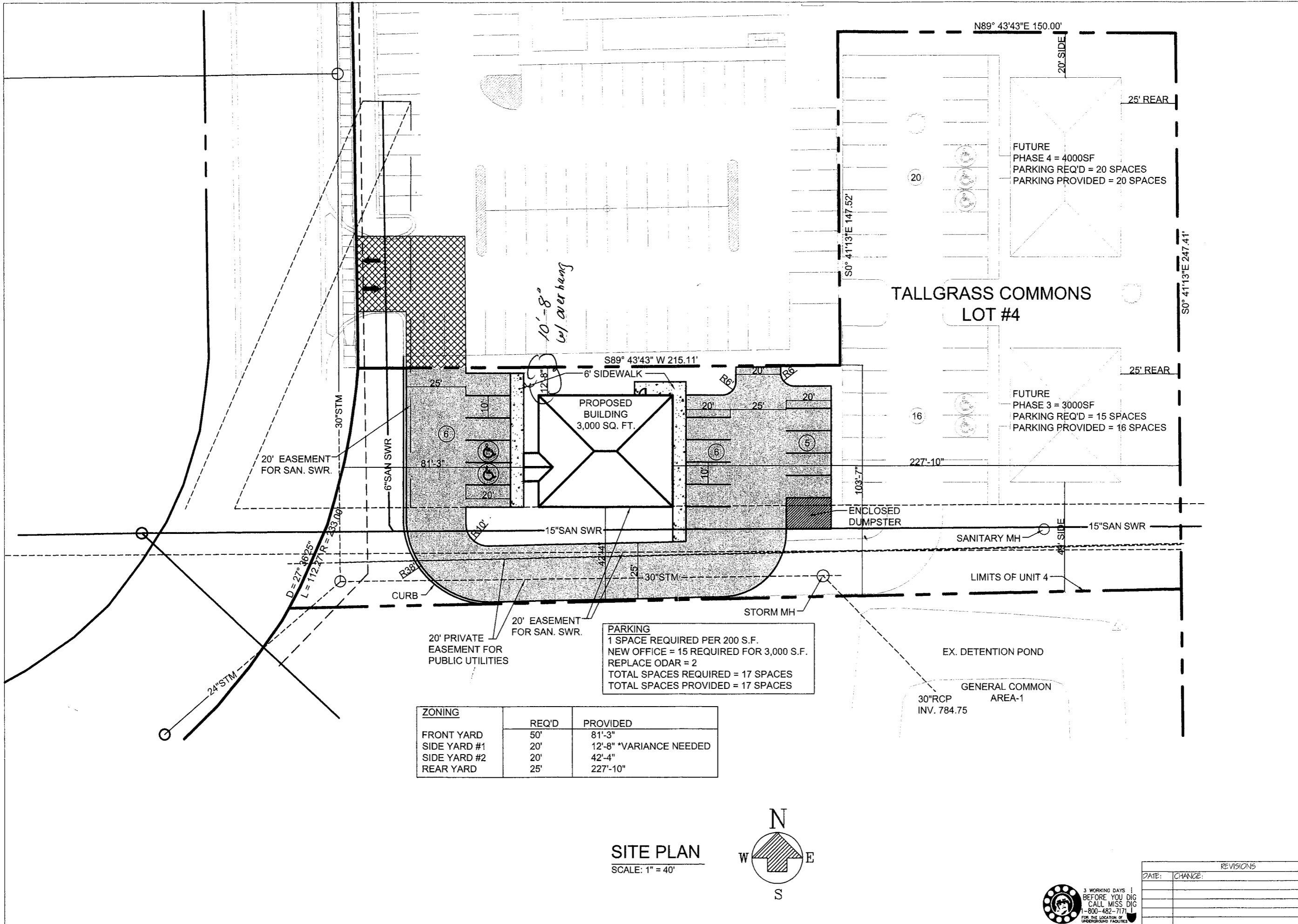
Reasons: \_\_\_\_\_

\_\_\_\_\_

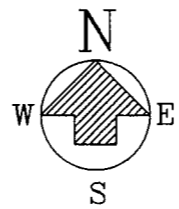
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**SITE PLAN**  
SCALE: 1" = 40'



JBS JOB NUMBER:  
DRAWING NAME: SITE PLAN  
DRAWN BY: T.J.W.  
REVIEWED BY:  
FIELD SUPERVISOR:  
DATE: 05-13-10  
ENGINEER'S SEAL

TIM COSCARELLY  
MT. PLEASANT, MI

COMMERCIAL/INDUSTRIAL  
CONSTRUCTION

**JBS Contracting Inc.**  
1680 COVER PARKWAY  
MT. PLEASANT, MI 48858  
PH: (989) 772-9770  
FAX: (989) 772-9772

SCALE:

REVISIONS	
DATE:	CHANGE:

**C1**

TIM COSCARELLY



## **UNION TOWNSHIP PUBLIC HEARING NOTICE -VARIANCE**

NOTICE is hereby given that a Public Hearing will be held on Wednesday, June 2, 2010, 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 request for a Variance from Section 21 of the Union Township Zoning Ordinance 1991-5 as amended.

Requested by Newgrass Commons, a variance of 9 feet 4 inches from the requirements for Side Yard Setbacks to allow for 10 feet 8 inches in a B5 (Highway Business) zone

Legal Description of property: T14N R4W , Union Township, Isabella County, Michigan.

This property is located at: Vacant unaddressed property on the East side of Sweeny Rd, 500 feet M/L south of Broomfield Rd.

All interested persons may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing.

All materials concerning this request 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

PropertyAddress	PID	Owner	OwnerAddr01	OwnerCity	OwnerState	OwnerZip
E BROOMFIELD RD	14-026-20-005-09	VEDULA RAMESH & VANDANA	1821 WOODS WAY	MOUNT PLEASANT	MI	48858
E BROOMFIELD RD	14-103-00-001-00	NEW GRASS LLC	405 S MISSION ST	MOUNT PLEASANT	MI	48858
E BROOMFIELD RD	14-103-00-002-00	NEW GRASS LLC	405 S MISSION ST	MOUNT PLEASANT	MI	48858
E BROOMFIELD RD	14-103-00-003-00	NEW GRASS LLC	405 S MISSION ST	MOUNT PLEASANT	MI	48858
E BROOMFIELD RD	14-103-00-004-00	NEW GRASS LLC	405 S MISSION ST	MOUNT PLEASANT	MI	48858
E BROOMFIELD RD	14-103-00-008-00	NEW GRASS LLC	405 S MISSION ST	MOUNT PLEASANT	MI	48858
E BROOMFIELD RD	14-103-00-006-00	NEW GRASS LLC	405 S MISSION ST	MOUNT PLEASANT	MI	48858
E BROOMFIELD RD	14-103-00-005-00	NEW GRASS LLC	405 S MISSION ST	MOUNT PLEASANT	MI	48858
E BROOMFIELD RD	14-026-20-005-08	AKM HOLDINGS LLC	1451 EAST POINT DR	MOUNT PLEASANT	MI	48858
4676 E BROOMFIELD RD	14-026-20-002-02	ABRAHAM BACHU & TINA	4676 E BROOMFIELD RD	MOUNT PLEASANT	MI	48858
4710 E BROOMFIELD RD	14-026-20-001-01	SANKRIS ESTATES LLC	1412 MORNING MIST COURT	MOUNT PLEASANT	MI	48858
4300 S COLLEGIATE WAY	14-026-20-005-10	GFII/BLUEGRASS LLC	8880 RIO SAN DIEGO DR	SAN DIEGO	CA	92108