



ZONING BOARD OF APPEALS
Regular Meeting
February 1, 2017
7:00p.m.

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES JANUARY 04, 2017
5. CORRESPONDENCE / BOARD REPORTS
 - Boards and Commissions Expiration Dates
6. APPROVAL OF AGENDA
7. PUBLIC COMMENT: Restricted to (3) minutes regarding issues not on this agenda
8. NEW BUSINESS
 - A. Public Hearing Variance: 2017-01 Pat McGuirk
 - A1. VARIANCE 2017-01: Pat McGurik.: Consider Request
Location: 1314 S. Mission Rd.
 - B. Public Hearing Variance: 2017-02 Mid Michigan Health Development
 - B1. Appeal # VARIANCE 2017-02: MMHD: Consider Request
Location: 4851 E Pickard Rd.
9. OLD BUISINESS
10. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue
11. ADJOURNMENT

Charter Township of Union



Peter Gallinat, Township Planner
pgallinat@uniontownshipmi.com
2010 South Lincoln
Mt. Pleasant, MI 48858
Phone 989-772-4600 Ext. 241
Fax 989-773-1988

TO: Zoning Board of Appeals 01/26/2017
FROM: Township Planner

SUBJECT: A) Variance 2017-01 Pat McGuirk
(Requires Public Hearing)

Location: 1314 S. Mission Rd. Mt Pleasant, MI 48858

Current Zoning: B-5 Highway Business District

Adjacent Zoning: B-5 to the North, B-5 to the east across the road, C-3 (City) to the West, and Industrial (city) to the South.

Future Land Use/Intent: Agricultural A-2: Provide additional land for primarily residential uses with some mixed use development, relying on the underlying zoning as a guide. This area should only be developed when it is a logical extension of the developed areas in A-3.

Current Use: Oil field pipeline supply and servicing company owned by McJunkin Redman Corporation.

Reason for Request: Applicant desires to change from one non-conforming use to a new non-conforming use of the same basic character and intensity involving structural alterations.

History: The parcel zoned B-5 has been used as an oilfield pipeline supply and servicing company owned by McJunkin Redman. This is a non-conforming that would better fit an Industrial zone. The applicant Pat McGuirk is the pending owner of the property. Mr. McGuirk has requested to use the parcel for an excavating business with a structural alteration. The alteration consist of a new roof truss. This use is also non-conforming. The new non-conforming use is the same basic character and intensity as the current use. The applicant has proposed to alter the roof of one of the buildings. The alteration calls for the roof to be filled in.

Objective of board: To grant or deny the change of the non-conforming pipeline supply use to the non-conforming excavating use with structural alteration to the roof of one building. Please refer to Section 9 Non-Conforming Uses of the Zoning Ordinance. Particular sections to look at include 9.2, 9.6, and 9.4. Please refer to Section 5.8.C.1.a-e in determining the issuance of the variance

History: Currently the applicant is using an existing freestanding elevated sign with 4 canopy signs for a total of 146.03sqft. There is a 32.3sqft freestanding ground sign on a separate parcel owned by the movie theater that Mid-Michigan health has an easement for access, utilities and signage though. This is a combined 178.33sqft.

Objective of board: To grant or deny the requested variances for size and number. Motion does not need to be broken up into separate variances. Board may discuss each request one at a time but need only one final motion granting or denying each request. Please refer to Section 11 Billboards and Signs of the zoning Ordinance. Particular sections to look at are 11.1.B, 11.2, 11.7.A, 11.11.a. Please refer to Section 5.8.C.1.a-e in determining the issuance of the variance.

Recommend allowing the additional wall signage and cumulative wall sign area. Recommend denying the additional height and area of both freestanding ground/elevated signs.

Wall Signage:

- The special circumstance with the structure is that it is a medical facility. Aside from the one wall sign which states “MidMichigan Medical Center – Mt Pleasant” the others “Main Entrance, South, East, Emergency, Ambulance Only” are essential to the facilities services. This is not common with other business in the same zoning district.
- A literal interpretation of the provisions of this Ordinance would deprive the business from reasonably identifying its products.
- The Medical facility was expanded in an approved Site Plan by the Planning Commission. There are no special circumstances or conditions that are the result from actions of the applicant.
- I do not see the additional signs with increased area as a special privilege not granted on other buildings in the same Zoning District. There is no other medical facility of this size in the Twp to compare to.
- Any Non-conforming use of neighboring buildings in the same Zoning District is not the grounds for the issuance of this variance.

Free Standing:

- I see no special conditions that would warrant any free standing sign larger or higher than already permitted by the Zoning Ordinance.
- A literal interpretation of the zoning ordinance would not deprive the applicant from reasonably identifying its business.
- There are no special conditions or circumstances that result from the actions of the applicant.
- Granting the variance would confer on the applicant special privilege denied to other buildings in the same Zoning District
- Any Non-conforming use of neighboring buildings in the same Zoning District is not the grounds for the issuance of this variance.

Peter Gallinat

Twp Planner

CHARTER TOWNSHIP OF UNION
Zoning Board of Appeals
Regular Meeting

A regular meeting of the Charter Township of Zoning Board of Appeals was held on January 4, 2017 at 7:00 p.m. at Union Township Hall.

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

Roll Call

Present: Mike Darin, Jake Hunter, Tim Warner, Andy Theisen (alt.), & Taylor Sheahan-Stahl (alt.)
Excused: Paul Gross & Bryan Mielke

Others Present

Peter Gallinat and Jennifer Loveberry

Approval of Minutes

Hunter moved Warner supported the approval of the December 14, 2016 minutes with corrections. Vote: Ayes: 3 Nays 0. **Motion carried.**

Correspondence / Board Reports

Peter Gallinat went over the Welcome Packet for the Zoning Board of Appeals Members.

Chair Warner stated that in the absence of Gross and Mielke, the alternates may vote.

Approval of Agenda

Hunter moved Darin supported to approve the agenda as presented. Vote: Ayes: 5 Nays 0.
Motion carried.

Public Comment: Restricted to (3) minutes regarding issues not on this Agenda

Open – 7:06 p.m.
No comments.

New Business

A. Election of Zoning Board of Appeals Officers

Hunter moved Darin supported to name Tim Warner as the ZBA Chair for 2017. Vote: Ayes: 5 Nays 0. **Motion carried.**

Hunter moved Theisen supported to name Mike Darin as the ZBA Secretary for 2017. Vote: Ayes: 5 Nays 0. **Motion carried.**

Darin moved Hunter supported to name Bryan Mielke as the ZBA Vice-Chair for 2017. Vote: Ayes: 5 Nays 0. **Motion carried.**

Warner moved Theisen supported to name Jake Hunter as the ZBA Vice-Secretary for 2017. Vote: Ayes: 5 Nays 0. **Motion carried.**

EXTENDED PUBLIC COMMENT

Open 7:16 p.m.

No comments.

ADJOURNMENT

Chair Warner adjourned the meeting at 7:16 p.m.

APPROVED BY:

Mike Darin –Secretary

(Recorded by Jennifer Loveberry)

DRAFT

Planning Commission Board Members (9 Members) 3 year term			
#	F Name	L Name	Expiration Date
1-Chair	Phil	Squatrito	2/15/2017
2-BOT Representative	Norm	Woerle	11/20/2020
3	Rick	McGuirk	2/15/2016 ¹
4	Brandon	LaBelle	2/15/2017
5	Erik	Robinette	2/15/2018
6	Alex	Fuller	2/15/2017
7	Dwayne	Strachan	2/15/2018
8	Bryan	Mielke	2/15/2018
9	John	Zerbe	2/15/2018
Zoning Board of Appeals Members (5 Members, 2 Alternates) 3 year term			
#	F Name	L Name	Expiration Date
1-Chair	Tim	Warner	12/31/2019
2-PC Rep / Vice Chair	Bryan	Mielke	2/18/2018
3-Vice Secretary	Jake	Hunter	12/31/2019
4-Secretary	Mike	Darin	12/31/2019
5	Paul	Gross	12/31/2018
Alt. #1	Andy	Theisen	12/31/2019
Alt. #2	Taylor	Sheahan-Stahl	2/15/2018
Board of Review (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1-Chair	Ronald	Mclvor	12/31/2018
2	James	Thering	12/31/2018
3	Brian	Neyer	12/31/2018
Citizens Task Force on Sustainability (4 Members)			
#	F Name	L Name	Expiration Date
1	Laura	Coffee	12/31/2018
2	Mike	Lyon	12/31/2018
3	Jay	Kahn	12/31/2018
4	Phil	Mikus	11/20/2020
Construction Board of Appeals (3 Members) 2 year term			
1	Colin	Herron	12/31/2017
2	Richard	Klumpp	12/31/2017
3	Andy	Theisen	12/31/2017
Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term			
1	Mark	Stuhldreher	12/31/2018
2	John	Dinse	12/31/2017
Chippewa River District Library Board 4 year term			
1	Ruth	Helwig	12/31/2019

¹ Per section 5.003 of the ordinance, member holds office until successor is appointed

**NOTICE OF APPEAL
Charter Township of Union**

ZONING BOARD OF APPEALS

DATE: 1/05/2017

I (we) Pat McGuirk Excavating
Name Address

(pending)
owners of property at 1314 S Mission Rd,

the legal description is: 3 parcels (one in the City). See Exhibit 'A' for
all 3 legal descriptions. Township tax code #'s 37-14-010-20-001-00
and 37-14-010-20-012-00

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. 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 9.1 and 9.6

DESCRIPTION	REQUIRED	DESIRED (I can only provide X)	VARIANCE (= Required - Desired)
Example - Side Yard	10 feet	8 feet	2 feet
9.1	Continue Non conforming use		
9.6	Repair roof to prevent further damage		Allow repair

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?

See Exhibit 'B'

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?

1) 9.1: Land could not be used.

2) 9.6 Building would continue to flood

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 To be acquired first part of April, 2017

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. Administrative Review

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

Fees 150⁰⁰ 
Signature of Applicant

FOR ZONING BOARD OF APPEALS USE ONLY

Appeals received, date: 1-5-17

Public Notice published, date: 1-13-17

Public Notice mailed, date: 1-17-17

Hearing held, date: 2-1-17

Decision of Board of Appeals: _____

Reasons: _____

UNION TOWNSHIP OFFICE TO COMPLETE THIS SHEET FOR VARIANCE ONLY

EXHIBIT A

PROPERTY DESCRIPTION:

PARCEL 1.

T14N R4W, Section 10, W 387.2 FT of E 717.2 FT OF N 225 FT OF S 885 FT OF SE $\frac{1}{4}$ OF NE $\frac{1}{4}$ SEC 10; ALSO COM 89D 39M 45S E, 34.92 FT FROM NW COT LOT 6 LEES ADDITION; TH N 1D 32M 15S W, 497.07 FT; TH N 89D 39M 45S E, 72FT; TH S 40D 7M 15S E, 353.97 FT; TH S 89D 39M 45S W, 220.80FT; TH S 1D 32M 15S E, 225FT; TH S 89D 39M 45S W, 72 FT TO POB. Contains 3.51 acres M/L.

Tax Code # 37-14-010-20-011-00

PARCEL 2.

T14N R4W, SEC 10, S 255 FT OF E 330 FT OF N $\frac{1}{2}$ OF SE $\frac{1}{4}$ OF NE $\frac{1}{4}$. Contains 1.93 acres M/L.

Tax Cod # 37-14-010-20-012-00

PARCEL 3.

Lee's Addition to the City of Mt. Pleasant, Lot # 6 and the W 12 FT of Lot #5. Contains .74 acre M/L

Tax Code 17-000-09306-00.

Exhibit 'B'

Section 9.1:

This property has been a non-conforming use for a number of decades, first as Midway Supply and most recently as McJunkin/Redman. The property, most recently was used as an oilfield pipe line supply and servicing company. Oilfield pipe was stored on site and accessed as needed, 24/7/365.

The intended use by Pat McGuirk Excavating will be a lessening of that non-conformity.

Pat McGuirk Excavating is a long time family owned local business. Normal business hours are 6 AM to 6 PM, Monday thru Friday. There is some emergency work inherent to their operation.

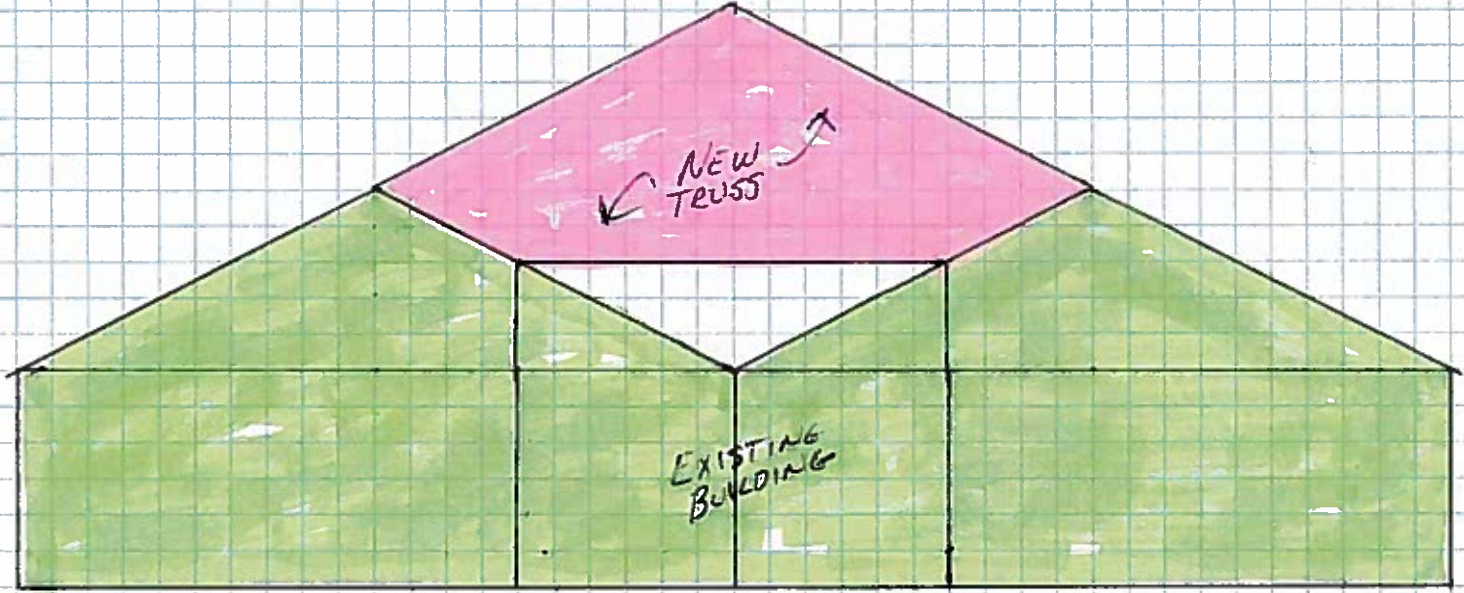
This property borders the City of Mt. Pleasant to the South, in fact, one of the 3 parcels being purchased is located in the City. The vast majority of the City land is zoned and used as industrial land. The property to the North, located in the Township, is highly contaminated and has undergone extensive reclamation during the past 6 months and that operation is ongoing. The future usability of that parcel could be years or decades away.

Section 9.6

Repairs are necessary to the roof of one of the buildings to prevent further water infiltration.

This would be considered normal maintenance, if not for the non-conformity of the use. Section 9.6 seems to require ZBA approval for this repair. The footprint or exterior dimensions of the building will not be increased with this repair.

ROOF REPAIRS



Comments regarding Section 5.8 C:

1(a): Special conditions exist on this parcel of land, in that it has been used as industrial land for decades and the use may well precede the zoning ordinance. All building are currently in place.

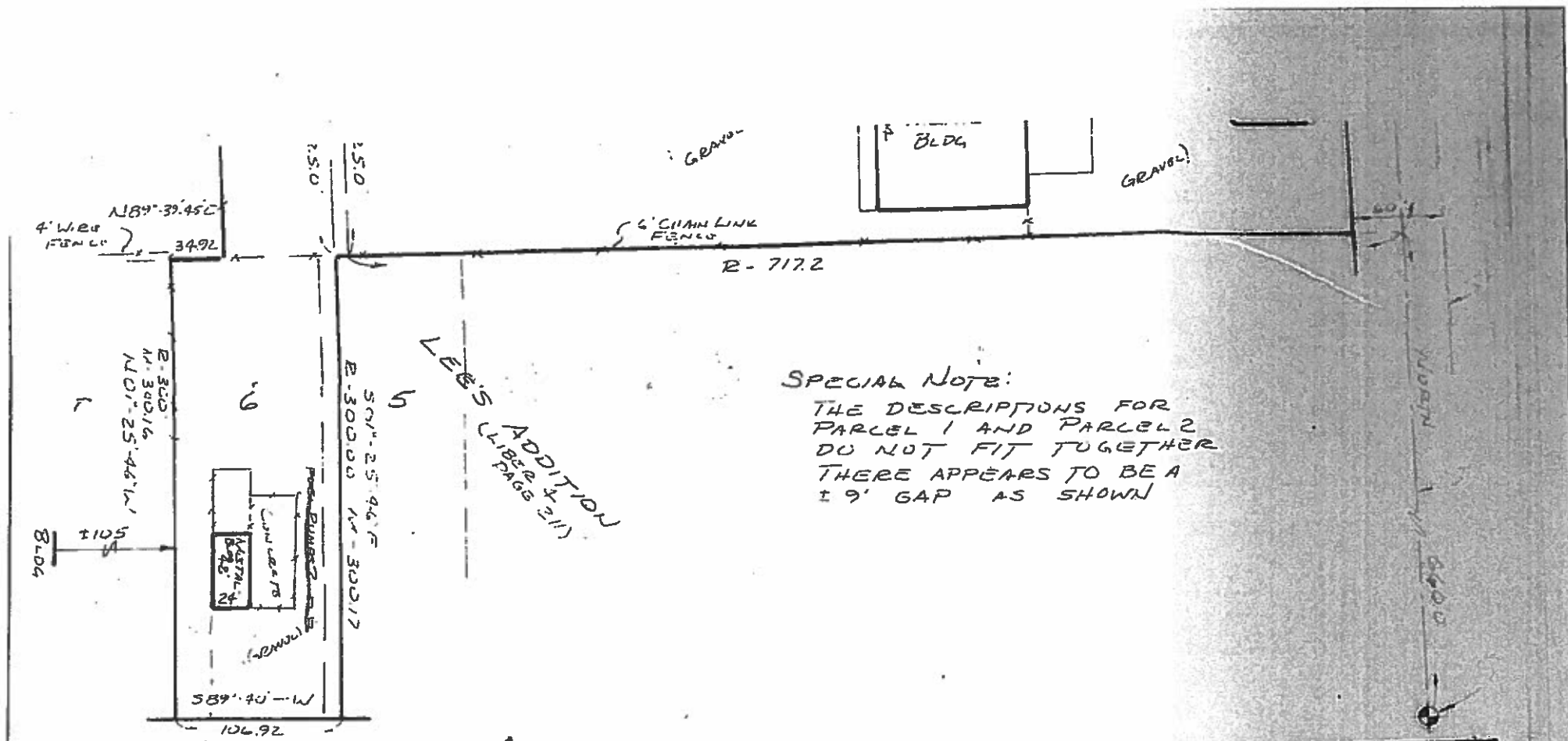
1(b): This is a continuance of an existing non conforming use that has NOT been vacant for more than a year.

1(c): Applicant has not been in possession of the property, therefore none of the conditions or circumstances are the result of action of the applicant.

1(d): This is a continuation of a non conforming use with a substantial lessening of the degree of non-conformity.
General maintenance of the buildings is necessary.

1(e): Adjoining land to the South conforms to our use. Site to the North is contaminated.

CONTINUATION OF SURVEY SHOWING CITY PARCEL



SPECIAL NOTE:
 THE DESCRIPTIONS FOR
 PARCEL 1 AND PARCEL 2
 DO NOT FIT TOGETHER
 THERE APPEARS TO BE A
 ± 9' GAP AS SHOWN

INDUSTRIAL AVE.

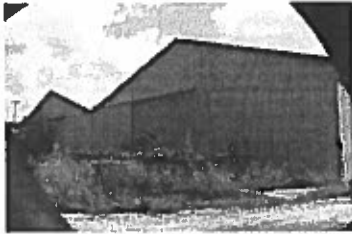
JOB NO. 87-07-	SHEET 2	REVISE	MORTGAGE CERTIFICATE FOR MIDWAY SUPPLY
		AS BUI	

RUDELL ENGINEERING INC.
 ENGINEERS & LAND SURVEYORS
 112 S. COURT ST.
 MT PLEASANT MICHIGAN 48858

BS&A AccessMyGov will be undergoing maintenance on Saturday, December 17th from 8 AM EST to 5 PM EST. During this time, the system will become unresponsive. We apologize for any inconvenience!

1314 S MISSION RD MT PLEASANT, MI 48858 (Property Address)

Parcel Number: 14-010-20-012-00



Item 1 of 10 9 Images / 1 Sketch

Property Owner: MCJUNKIN RED MAN CORPORATION

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1975
 - # of Buildings: 6
 - Total Sq.Ft.: 20,667
- > Assessed Value: \$310,000 | Taxable Value: \$117,128
- > 1 Building Department record
- > Property Tax Information found

Owner and Taxpayer Information

Owner	MCJUNKIN RED MAN CORPORATION P.O. BOX 513 CHARLESTON, WV 25322	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2016

Property Class	201 COMMERCIAL	Unit	14 UNION TOWNSHIP
School District	MT PLEASANT PUBLIC	Assessed Value	\$310,000
MAP #	Not Available	Taxable Value	\$117,128
RENTAL UNITS	0	State Equalized Value	\$310,000
USER ALPHA 1	Not Available	Date of Last Name Change	01/22/2013
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	No	Census Block Group	Not Available
PARTIAL CONST	Not Available		

Principal Residence Exemption Information

Homestead Date 01/01/1987

Principal Residence Exemption	June 1st
2017	0.0000 %
2016	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV
2015	\$292,500	\$292,500
2014	\$275,900	\$275,900
2013	\$274,700	\$274,700

Land Information

Zoning Code	B5	Total Acres	1.928
Land Value	\$118,400	Land Improvements	\$11,903
Renaissance Zone	No	Renaissance Zone Expiration Date	<i>Not Available</i>
ECF Neighborhood	2020 C MISSION/DEERFIELD W/ UTIL PI	Mortgage Code	<i>Not Available</i>
Lot Dimensions/Comments	33' R/W NOT INCLUDED	Neighborhood Enterprise Zone	No

Lot(s)	Frontage
Lot 1	255.00 ft
Total Frontage: 255.00 ft	
Average	

Legal Description

T14N R4W, SEC 10, S 255 FT OF E 330 FT OF N 1/2 OF SE 1/4 OF NE 1/4

Land Division Act Information

Date of Last Split/Combine	<i>Not Available</i>	Number of Splits Left	<i>Not Available</i>
Date Form Filed	<i>Not Available</i>	Unallocated Div.s of Parent	0
Date Created	<i>Not Available</i>	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	Yes
Split Number	0	Courtesy Split	No
Parent Parcel	<i>Not Available</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						

Building Information - 4196.00 sq ft Office Building (Commercial)

Floor Area	4,196 sq ft	Estimated TCV	\$240,118
Occupancy	Office Building	Class	C
Stories Above Ground	1	Average Story Height	9 ft
Basement Wall Height	0 ft	Identical Units	<i>Not Available</i>
Year Built	1975	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	Zoned A.C. Warm & Cooled Air
Physical Percent Good	49%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	41 yrs

Building Information - 735.00 sq ft Shed, Utility, 4 Wall (Commercial)

Floor Area	735 sq ft	Estimated TCV	\$5,277
Occupancy	Shed, Utility, 4 Wall	Class	D,Pole
Stories Above Ground	1	Average Story Height	14 ft
Basement Wall Height	0 ft	Identical Units	<i>Not Available</i>
Year Built	1975	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	No Heating or Cooling
Physical Percent Good	35%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	29 yrs

Building Information - 2664.00 sq ft Warehouse, Storage (Commercial)

Floor Area	2,664 sq ft	Estimated TCV	\$55,614
Occupancy	Warehouse, Storage	Class	S
Stories Above Ground	1	Average Story Height	16 ft
Basement Wall Height	0 ft	Identical Units	<i>Not Available</i>
Year Built	2007	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	Space Heaters, Gas with Fan
Physical Percent Good	48%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	29 yrs

Building Information - 2592.00 sq ft Warehouse, Storage (Commercial)

Floor Area	2,592 sq ft	Estimated TCV	\$50,076
Occupancy	Warehouse, Storage	Class	S
Stories Above Ground	1	Average Story Height	12 ft
Basement Wall Height	0 ft	Identical Units	<i>Not Available</i>
Year Built	2007	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	Space Heaters, Gas with Fan
Physical Percent Good	48%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	29 yrs

Building Information - 480.00 sq ft Shed, Utility, 3 Wall (Commercial)

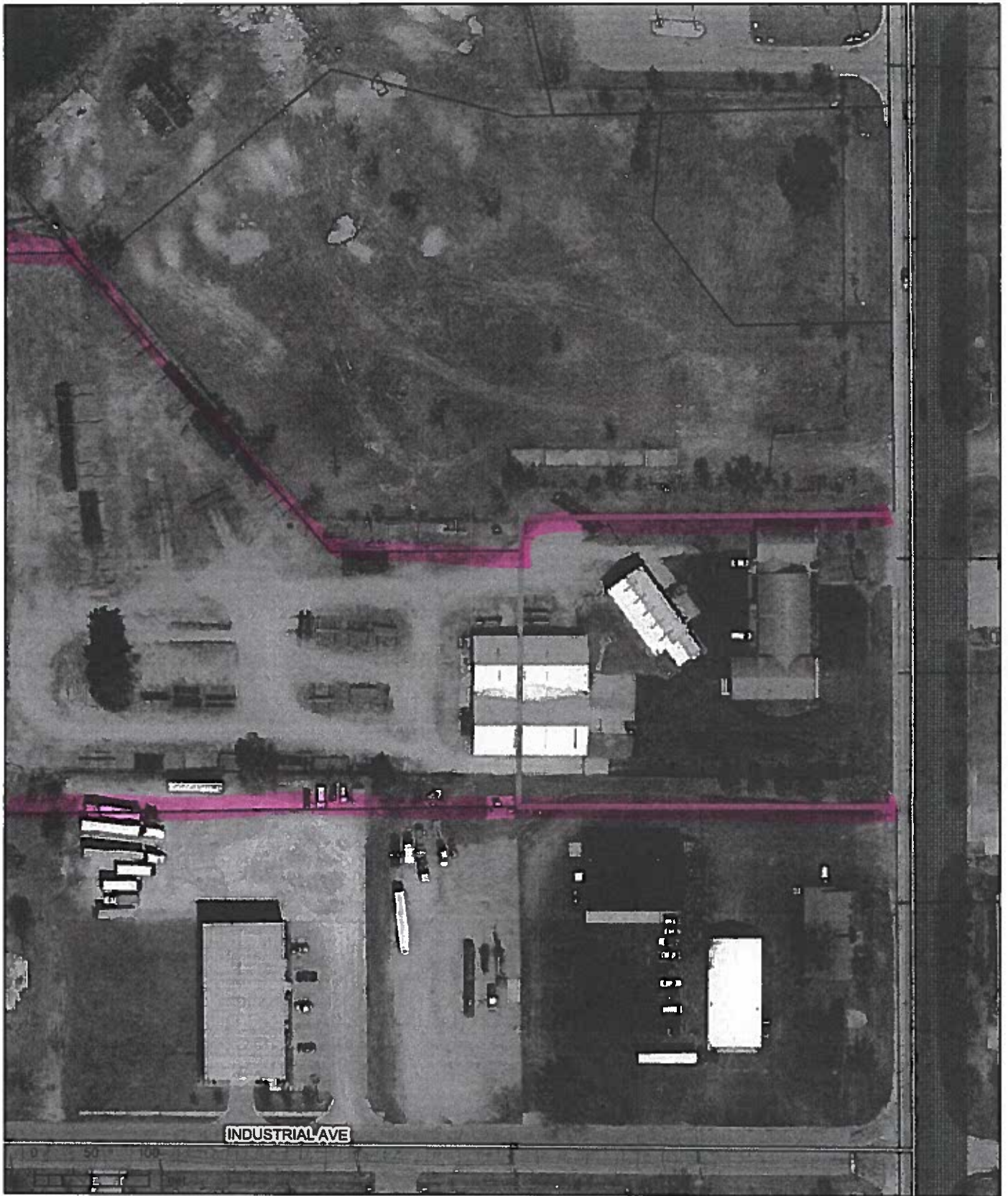
Floor Area	480 sq ft	Estimated TCV	\$2,734
Occupancy	Shed, Utility, 3 Wall	Class	S
Stories Above Ground	1	Average Story Height	12 ft
Basement Wall Height	0 ft	Identical Units	<i>Not Available</i>
Year Built	2007	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	No Heating or Cooling
Physical Percent Good	35%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	29 yrs

Building Information - 10000.00 sq ft Warehouse, Storage (Commercial)

Floor Area	10,000 sq ft	Estimated TCV	\$140,963
Occupancy	Warehouse, Storage	Class	S
Stories Above Ground	0	Average Story Height	0 ft
Basement Wall Height	0 ft	Identical Units	<i>Not Available</i>
Year Built	2007	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	No Heating or Cooling
Physical Percent Good	48%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	29 yrs

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UNION MAP 2016



SKETCH/AREA TABLE ADDENDUM

Parcel No 14-010-20-012-00

Property Address 1314 S MISSION RD

City MT PLEASANT

County ISABELLA

State MI

Zip 48858

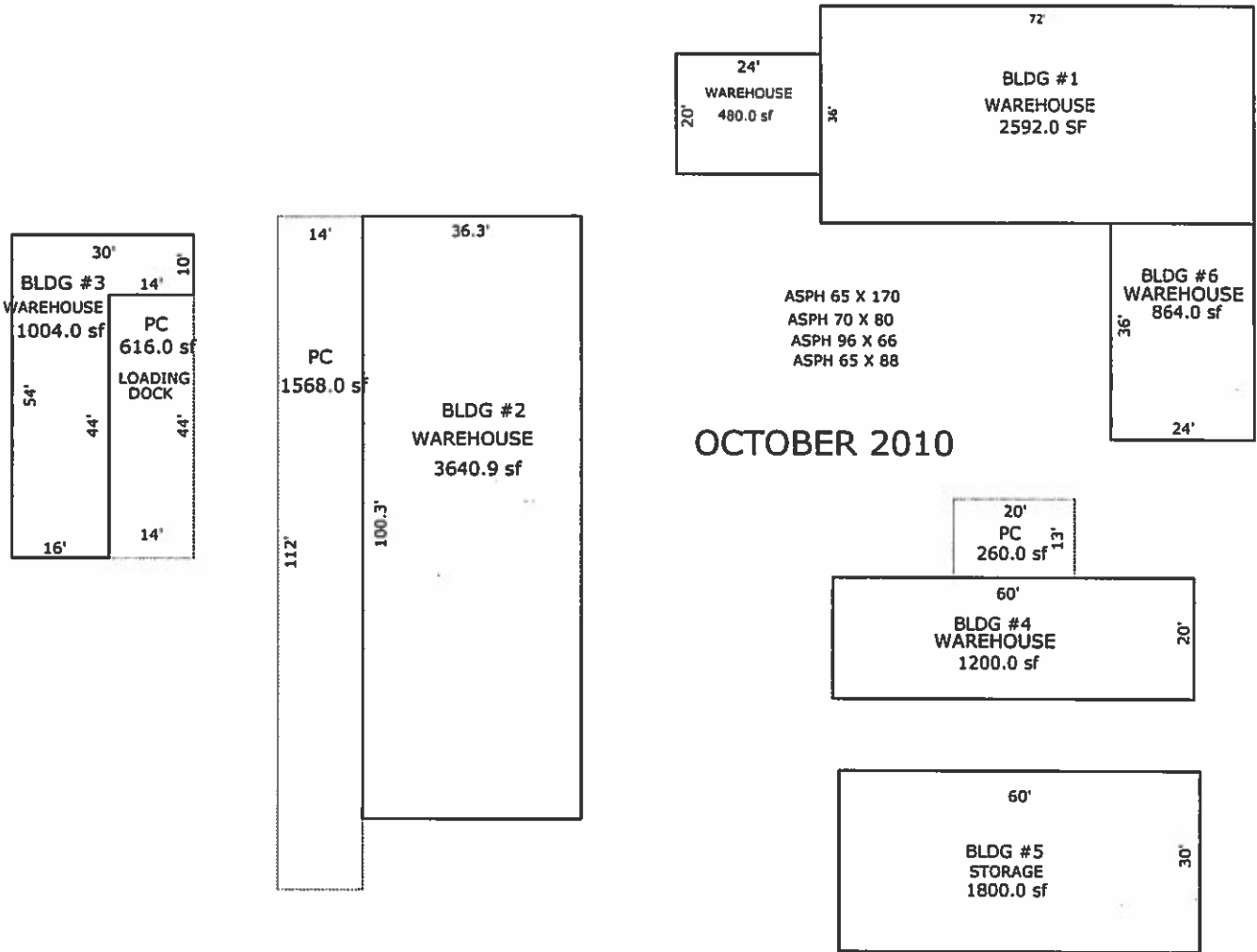
Owner MCJUNKIN RED MAN CORPORATION

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 15'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	WAREHOUSE	1.00	480.00	88.0	480.00
GAR	BLDG #1	1.00	2592.00	216.0	
	BLDG #6	1.00	864.00	120.0	11100.89
	BLDG #5	1.00	1800.00	180.0	
	BLDG #4	1.00	1200.00	160.0	
	BLDG #2	1.00	3640.89	273.2	
	BLDG #3	1.00	1004.00	168.0	
P/P	PC	1.00	260.00	66.0	
	PC	1.00	1568.00	252.0	
	PC	1.00	616.00	116.0	
Net LIVABLE Area (rounded w/ factors)					480

Comment Table 1

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Comment Table 2

Comment Table 3

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Union Township Public Hearing Notice – Variance

NOTICE is hereby given that a Public Hearing will be held on Wednesday, February 1, 2017, 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 Sections 9.1, 9.2, 9.4, and 9.6 as required by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by: Pat McGuirk: a variance for a new non-conforming use of the same basic character and intensity involving structural alterations for restoration and repairs.

Legal Description of property: T14N R4W, SEC 10, S 255 FT OF E 330 FT OF N 1/2 OF SE 1/4 OF NE 1/4,

T14N R4W, SEC 10, W 387.2 FT OF E 717.2 FT OF N 225 FT OF S 885 FT OF SE 1/4 OF NE 1/4 SEC 10; ALSO COM N 89D 39M 45S E, 34.92 FT FROM NW COR LOT 6 LEES ADDITION; TH N 1D 32M 15S W, 497.07 FT; TH N 89D 39M 45S E, 72 FT; TH S 40D 7M 15S E, 353.97 FT; TH S 89D 39M 45S W, 220.80 FT; TH S 1D 32M 15S E, 225FT; TH S 89D 39M 45S W, 72 FT TO POB

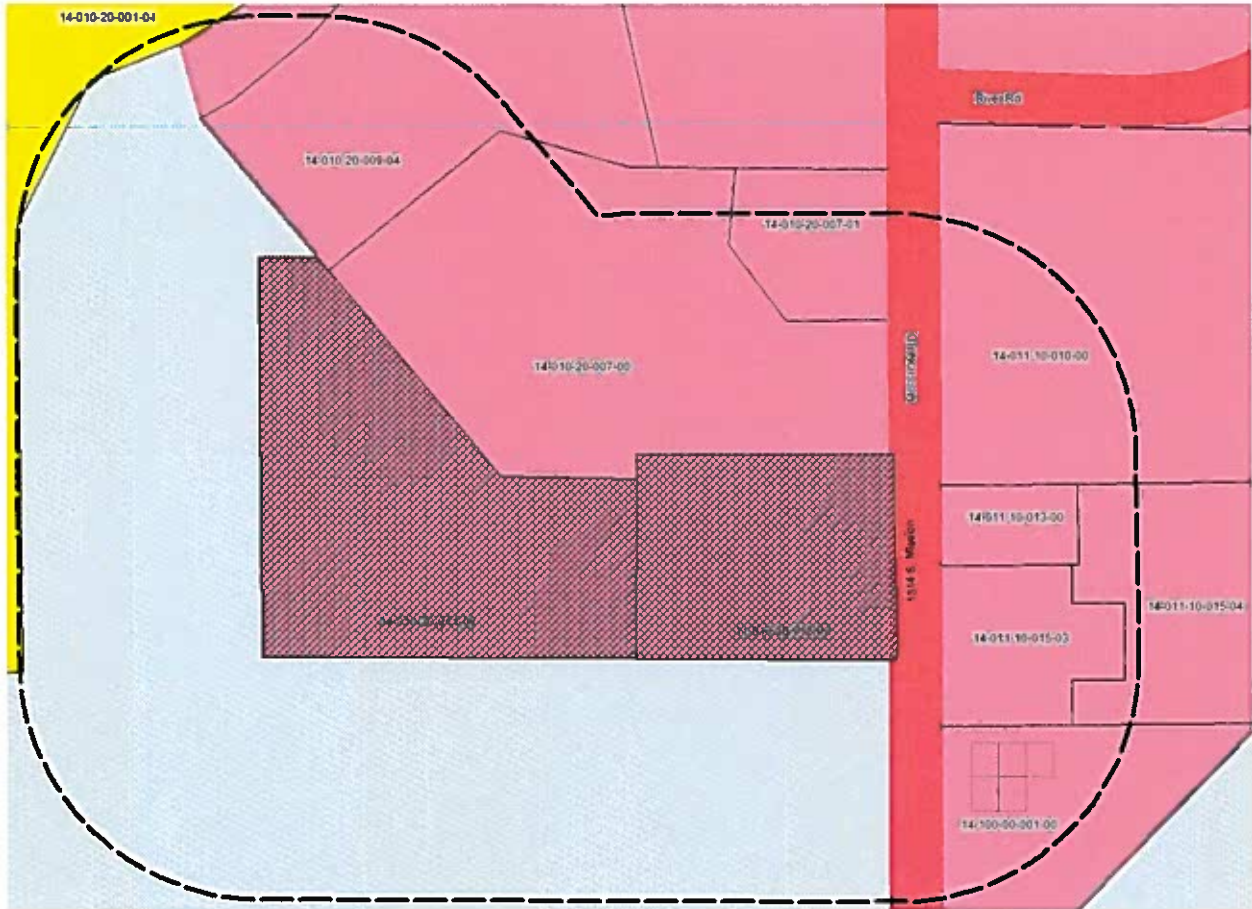
LEE S ADD LOT 6 & W 12 FT LOT 5.

This property is located at 1314 S MISSION 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 Peasant, Michigan, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Phone number (989) 772-4600 Ext. 241.

Peter Gallinat, Union Twp Planner



The shaded parcels represent the applicant 1314 S. Mission Rd. The dashed line surrounding the highlighted parcels represents owners within 300ft of the applicant. The yellow is R-2A One and Two Family Low Density Residential District. The pink parcels are B-5 Highway Business District. The applicant that is shaded is also B-5. The Blue parcels are located in the City of Mt. Pleasant.

MISSION ROAD LLC
311 E FRONT ST STE 100
TRAVERSE CITY, MI 49684

NORTHWIND PLACE, LLC
PO BOX 329
MOUNT PLEASANT, MI 48804-0329

DOW CHEMICAL COMPANY
WASHINGTON ST - 1790 BLDG
MIDLAND, MI 48674

SPC VENTURES LLC
1315 S MISSION RD
MT PLEASANT, MI 48858

DROZD GEORGE J
PO BOX 221
MT PLEASANT, MI 48804-0221

MISSION LUMBER & SUPPLY
1221 S MISSION RD
MT PLEASANT, MI 48858

1803 N MISSION LLC
1803 N MISSION
MOUNT PLEASANT, MI 48858

1803 N MISSION
625 Industrial Ave
MOUNT PLEASANT, MI 48858

SOWLE SIDNEY & SON
PO BOX 443
MT PLEASANT, MI 48804-0443

MIDWAY SUPPLY
PO BOX 513
CHARLESTON, WV 25322-0513

HARKINS LAND LLC & KLER LAND L
PO BOX 290
MT PLEASANT, MI 48804-0290

TIMMUS LLC
555 N MAIN ST
MT PLEASANT, MI 48858

MT PLEASANT COUNTRY CLUB
3686 E RIVER RD
MOUNT PLEASANT, MI 48858

DOWELL SCHLUMBERGER INC
C/O DUFF & PHELPS #809
919 CONGRESS AVE, STE 1450
AUSTIN TX, 78701

MCJUNKIN RED MAN
CORPORATION
PO BOX 513
CHARLESTON, WV 25322

I certify that Public Notices for
file # _____ were
mailed _____ to all persons listed on
this page. _____ (signature)

I certify that Public Notices for
file # WPR2017-01 were
mailed on 1-17-17 to all persons listed on
this page. Pat Kelly (signature)

AFFIDAVIT OF PUBLICATION

48 West Huron Street • Pontiac, MI 48342

CHARTER TOWNSHIP OF UNION
2010 S Lincoln

Mount Pleasant, MI 48858
Attention: Peter Gallinat

STATE OF MICHIGAN,
COUNTY OF ISABELLA

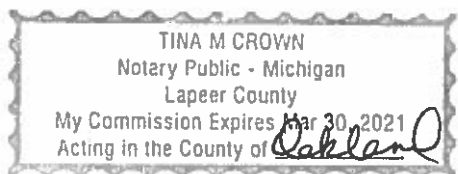
Pat Allport
Jake Allport

The undersigned _____, being duly sworn the he/she is the principal clerk of Morning Sun, morningstarpublishing.com, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

CHARTER TOWNSHIP OF UNION

Published in the following edition(s):

Morning Sun	01/17/17
morningstarpublishing.com	01/17/17



Sworn to the subscribed before me this 18th January 2017

Tina M. Crown

Notary Public, State of Michigan
Acting in County of Isabella

UNION TOWNSHIP PUBLIC HEARING NOTICE - VARIANCE

NOTICE is hereby given that a Public Hearing will be held on Wednesday, February 1, 2017, at 7:30 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 Sections 9.1, 9.2, 9.4, and 9.6 as required by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by: Pat McGuirk a variance for a new non-conforming use of the same basic character and intensity involving structural alterations for restoration and repairs.

Legal Description of property: T14N R4W, SEC 10, S 255 FT OF E 330 FT OF N 1/2 OF SE 1/4 OF NE 1/4, T14N R4W, SEC 10, W 387.2 FT OF E 717.2 FT OF N 225 FT OF S 885 FT OF SE 1/4 OF NE 1/4 SEC 10; ALSO COM N 89D 39M 45S E, 34.92 FT FROM NW COR LOT 6 LEES ADDITION; TH N 1D 32M 15S W, 497.07 FT; TH N 89D 39M 45S E, 72 FT; TH S 40D 7M 15S E, 353.97 FT; TH S 89D 39M 45S W, 220.80 FT; TH S 1D 32M 15S E, 225FT; TH S 89D 39M 45S W, 72 FT TO POB LEE S ADD LOT 6 & W 12 FT LOT 5.

This property is located at 1314 S MISSION 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 number (989) 772-4600 Ext. 241.

Peter Gallinat,
Union Twp Planner
Published January 17, 2017

Advertisement Information

Client Id: 531226

Ad Id: 1232797

PO:

Sales Person: 200307

NOTICE OF APPEAL
Charter Township of Union

ZONING BOARD OF APPEALS

DATE: 1/10/2017

I (we) MidMichigan Heath 4000 Wellness Dr, Midland, MI 48670
Name Address

owners of property at 4851 E Pickard

the legal description is: _____

PART OF SE 1/4 OF SE 1/4 SEC 11 T14N R4W COM AT THE E 1/8 COR OF SAID SEC 11 TH S 87D 11M 10S E 363 FT TO POB TH N 00D 35M 00S E 60.05 FT TH N 00D 35M 00S E 1280.66 FT TH N 00D 28M 40S E 253.19 FT TH S 87D 11M 10S E 300.47 FT TH S 00D 35M 00S W 934.84 FT TH S 87D 11M 10S E 240 FT TH S 00D 35M 00S W 161 FT TH S 26D 37M 51S W 65.54 FT TH N 87D 11M 10S W 211.20 FT TH S 00D 35M 00S W 418.04 FT TH N 87D 11M 10S W 300 FT TO POB 12.03 A M/L . COMBINATION/SPLIT FOR 2016 COMBINED 40-022-03 & 40-022-05 SPLIT TO 40-022-06 & 40-022-07 & 40-024-01 ALSO 40-024-00 COMBINED FOR 2016 TO 40-024-01

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. 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 _____

Please see attached page.

DESCRIPTION	REQUIRED	DESIRED (I can only provide X)	VARIANCE (= Required – Desired)
Example – Side Yard	10 feet	8 feet	2 feet

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?

The property in question is a large medical facility. It has entrances off 2 streets (Pickard & Isabella) with no corner frontage, and 3 separate building entrances. It houses emergency medical care, a surgery center and other medical services. Signs are required in order to identify these services and entrances to motorists.

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?

Additional signage is needed to identify Emergency and other medical services to ambulances and potentially distraught and distracted motorists seeking those services.

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 9/11/2015

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. Administrative Review

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

Fees \$150.00 _____

Signature of Applicant

FOR ZONING BOARD OF APPEALS USE ONLY

Appeals received, date: 1-10-17

Public Notice published, date: 1-17-17

Public Notice mailed, date: 1-17-17

Hearing held, date: 2-1-17

Decision of Board of Appeals: _____

Reasons: _____

UNION TOWNSHIP OFFICE TO COMPLETE THIS SHEET FOR VARIANCE ONLY

Request For Variance

MidMichigan Health
4851 E Pickard Rd
Mt Pleasant, MI 48858

MidMichigan Health is requesting a variance for signage in excess of what is allowed by the Union Charter Township Sign Ordinance. This request is being submitted on their behalf by Valley City Sign. The goal of this request is to provide signage that is adequate for the safety and benefit of the general public and patients using this facility.

In regard to wall signae, only one of the requested signs displays a commercial message. All other signs display copy that is informative and directional in nature. Given the nature of the facility, it would be inadequate to consider them to be informational or courtesy type signs. This is because 4 sq ft would severely inhibit the legibility of the desired signage to motorists. These signs will also be in addition to 4 canopy signs that are currently permitted under the zoning ordinance, but are included in the cumulative sign area.

Variances are also being sought for freestanding signs. One freestanding ground sign will be places at the entrance on Pickard St. We are proposing a larger area and height for this sign in order provide adequate legibility for the emergency service. Additionally, a freestanding elevated sign is proposed to be placed at the new main entrance along Isabella Rd. This sign will be located on an easement acquired by MidMichigan from Celebration Cinema. Additional height and area are needed in order to improve visibility and highlight the emergency service and the location of the main entrance, which is being placed along Isabella Rd in order to curb traffic congestion and allow for safer ingress and egress by vehicles. The sign is a vital part of informing patients and the general public of this.

Please feel free to contact me with any questions.

Thanks!



Stephen Kerr

Permit Administrator, Owner - Valley City Sign
Dir. (616) 785-5713 | Ph. (616) 784-5711 | Fax (616) 784-8280
5009 West River Drive – Comstock Park, MI 49321

REQUESTED VARIANCES

Description	Required	Desired	Variance
Wall Sign: Number	2 on address frontage 1 on non-address frontage	1 on address frontage 3 on non-address frontage	2 wall signs on non-address building frontage
Wall Signs: Cumulative Area	100 sq ft	136.69 sq ft	36.69 sq ft
Freestanding Ground Sign: Height	6 ft	15ft	9 ft
Freestanding Ground Sign: Area	100	149.72 sq ft	49.72 sq ft
Freestanding Elevated: Height	16 ft	24 ft 3 in	8 ft 3 in
Freestanding Elevated: Area	100	138.02	38.02 sq ft
Cumulative Sign Area	200	424.43	224.43

Union Township Public Hearing Notice – Variance

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Requested by: Mid Michigan Health, a variance of two (2) Freestanding signs, two (2) wall signs on non-address building frontage, 36.69 sq ft for cumulative area wall signs, 9ft for height of free standing ground sign, 49.72 sq ft for free standing ground sign area, 8ft 3in for freestanding elevated sign height, 38.02 sq ft for freestanding elevated and 224.43 sq ft for cumulative sign area in a B-5 zone.

Legal Description of property: PART OF SE 1/4 OF SE 1/4 SEC 11 T14N R4W COM AT THE E 1/8 COR OF SAID SEC 11 TH S 87D 11M 10S E 363 FT TO POB TH N 00D 35M 00S E 60.05 FT TH N 00D 35M 00S E 1260.66 FT TH N 00D 28M 40S E 253.19 FT TH S 87D 11M 10S E 300.47 FT TH S 00D 35M 00S W 934.84 FT TH S 87D 11M 10S E 240 FT TH S 00D 35M 00S W 161 FT TH S 26D 37M 51S W 65.54 FT TH N 87D 11M 10S W 211.20 FT TH S 00D 35M 00S W 418.04 FT TH N 87D 11M 10S W 300 FT TO POB 12.03 A M/L . COMBINATION/SPLIT FOR 2016 COMBINED 40-022-03 & 40-022-05 SPLIT TO 40-022-06 & 40-022-07 & 40-024-01 ALSO 40-024-00 COMBINED FOR 2016 TO 40-024-01

This property is located at 4851 E PICKARD 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 Peasant, Michigan, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Phone number (989) 772-4600 Ext. 241.

Peter Gallinat, Union Twp Planner



Applicant (4851 E. Pickard Rd.) has requested to variances in regards to number, size and height of signs allowed.

POLLARD ROXANN
2095 YATS DR
MT PLEASANT, MI 48858

ANDERSON RICHARD
5065 DAKOTA
WEIDMAN, MI 48893

Michigan Reserves, Inc
PO BOX 329
MOUNT PLEASANT, MI 48804-0329

SCHNEIDER LAURA & NICHOLAS
OTTO
2105 YATS DR
Mt Pleasant, MI 48858

PALMER MARILYN J
2075 BETTY LN
MOUNT PLEASANT, MI 48858

LUNDQUIST PHILIP & PRISCILLA
PO BOX 947
MOUNT PLEASANT, MI 48804-0947

FREEBORN ROY & FOLTZ ELAINE
9668 E REMUS RD
MOUNT PLEASANT, MI 48858

KURT TOLGA & AHSEN TATAR
1030 PINEVIEW CT
ALMA, MI 48801

REAL PICK LLC
PO BOX 510
MOUNT PLEASANT, MI 48804-0510

IRISH JEFFREY R
2055 CARTER ST
Mt. Pleasant, MI 48858

RALSTON NANCY
2045 CARTER ST
Mt Pleasant, MI 48858

REAL PICK LLC
4585 E PICKARD, STE G
Mount Pleasant, MI 48858

TURNWALD CARWASH LLC
7120 S SHEPHERD RD
SHEPHERD, MI 48883

MINDEL HARRY & DIANNE
2056 CARTER ST
MT PLEASANT, MI 48858

SCHROCK KENNETH
1315 N MISSION
Mount Pleasant, MI 48858

CLEAN SCENE INC
c/o CLEAN SCENE LAUNDROMATS
4864 E PICKARD RD
MT PLEASANT, MI 48858

GODWINS FURNITURE
6410 BAY RD
SAGINAW, MI 48604

GFK ENTERPRISES LLC
9635 ABERDEEN CT
STANWOOD, MI 49346

THREE F'S INVESTMENTS LLC
3400 E BLANCHARD RD
SHEPHERD, MI 48883

LIBREN MANAGEMENT LLC
4995 E PICKARD RD
MOUNT PLEASANT, MI 48858

DENTON GLENN & SUZANNE
9909 N VANDECAR RD
FARWELL, MI 48622-0000

MYERS BRENT & LISA TRUST
4995 E PICKARD RD
MT PLEASANT, MI 48858

JACK LOEKS THEATRES INC
c/o JACKSON ENTERTAINMENT MT
PLEASANT
2121 CELEBRATION DR NE
GRAND RAPIDS, MI 49525-9579

MILLER APPLE LP
5084 EXCHANGE DR
FLINT, MI 48507

MID MICHIGAN HEALTH DEV
ASSOC
4000 WELLNESS DR
MIDLAND, MI 48670

GARNER THOMAS
1593 BELMONT DR
MT PLEASANT, MI 48858

BERGLUND STEVEN G
1615 BELMONT DR
MT PLEASANT, MI 48858

NORRIS DAVID
1616 BELMONT DR
MOUNT PLEASANT, MI 48858

White Dennis & Geraldine Fam Trust
1644 BELMONT DR
MT PLEASANT, MI 48858

YOUSSEF RAFFY & CARRIE
1656 BELMONT DR
MOUNT PLEASANT, MI 48858

KRUGER MICHAEL & JENNIFER
1666 Belmont Dr
MT PLEASANT, MI 48858

ADAMS MICHAEL
1802 BELMONT DR
MT PLEASANT, MI 48858

KENNEY JASON
1810 BELMONT DR
MOUNT PLEASANT, MI 48858

BERGER BILLY JR & EMMILETT
1816 BELMONT DR
Mt Pleasant, MI 48858

ARTIBEE ROBERT
1824 BELMONT DR
MOUNT PLEASANT, MI 48858

CEG LLC
3139 BRITTANY LN
MOUNT PLEASANT, MI 48858

HUG BRUCE & DIANA
1030 W RIVER RD
MOUNT PLEASANT, MI 48858

MASON LARRY L & JOYCE L REV
TR
1864 BELMONT DR
MT PLEASANT, MI 48858

NOEKER CORY
600 S FRANKLIN ST
MOUNT PLEASANT, MI 48858

MAHAFFEY WILLIAM & KATHLEEN
1896 BELMONT DR
Mt. Pleasant, MI 48858

LUDWIG MICHELE L
1906 BELMONT DR
Mt Pleasant, MI 48858

EISENBERGER Jed Jacob & Jena M
1926 BELMONT DR
Mount Pleasant, MI 48858

WALNUT APARTMENT LLC
5075 S GILMORE RD
MT PLEASANT, MI 48858

SKUDLER JOAN
1948 BELMONT
MT PLEASANT, MI 48858

RHODE LINDSEY
1960 BELMONT DR
Mount Pleasant, MI 48858

FRUIN MARIAN & PAUL
1956 BELMONT DR
MT PLEASANT, MI 48858

HWC, LLC
C/O KYLE HELLER
149 SHORELINE DR
MUSKEGON, MI 49440

BEUTLER JON
c/o Jons Auto Repair
7365 E RIVER RD
MT PLEASANT, MI 48858

VETERANS OF FOREIGN WARS
c/o PO BOX 53
4841 E PICKARD RD
MOUNT PLEASANT, MI 48804-0053

NELSON MICHAEL A
1949 BELMONT DR
MOUNT PLEASANT, MI 48858

VERWEY ANNE
1937 BELMONT DR
MT PLEASANT, MI 48858

MYERS BRENT & LISA TRUST
4995 E PICKARD RD
MT PLEASANT, MI 48858

CHAPMAN RUTH A LIV TRUST
1907 BELMONT DR
MT PLEASANT, MI 48858

FOSTER JESS L ET AL
13377 WOODLAND CT
BIG RAPIDS, MI 49307-9448

VANOMMEREN SANDRA & EDWARD
1887 BELMONT DR
MIDLAND, MI 48858

HAHN DENNIS I & ELSIE M
1877 BELMONT DR
MT PLEASANT, MI 48858

FREDERICKS ARTHUR & KAREN TRUS
1863 BELMONT DR
MT PLEASANT, MI 48858

SCHAFFER JAMES R
1847 BELMONT DR
MOUNT PLEASANT, MI 48858

KRCHMAR SUSAN
2968 WELDON DR
HARRISON, MI 48825

GILL CARL & MARY MARGARET
1825 BELMONT DR
MOUNT PLEASANT, MI 48858

ELLIOTT ELAINE
1823 BELMONT DR
MT PLEASANT, MI 48858

DART MICHAEL
1807 BELMONT DR
MT PLEASANT, MI 48858

MERCADO CARMEN M
1805 BELMONT DR
MOUNT PLEASANT, MI 48858

JAKUBOWSKI JOHN & DELAINE LVG
1667 BELMONT DR
Mt Pleasant, MI 48858

Haynes Michael & Kennett Jessica L
1645 BELMONT DR
MOUNT PLEASANT, MI 48858

VAUGHT WILLIAM
1635 BELMONT DR
MOUNT PLEASANT, MI 48858

BARKER VANDA
1625 BELMONT DR
MOUNT PLEASANT, MI 48858



I certify that Public Notices for
file # 2017-02 were
mailed on 1-17-17 to all persons listed on
this page. Pete G. Kelly (signature)

AFFIDAVIT OF PUBLICATION

48 West Huron Street • Pontiac, MI 48342

CHARTER TOWNSHIP OF UNION
2010 S Lincoln

Mount Pleasant, MI 48858
Attention: Peter Gallinat

STATE OF MICHIGAN,
COUNTY OF ISABELLA

John Alpert
John Alpert

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Notary Public, State of Michigan
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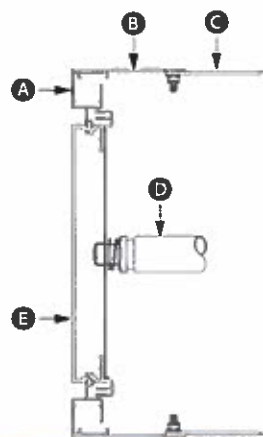
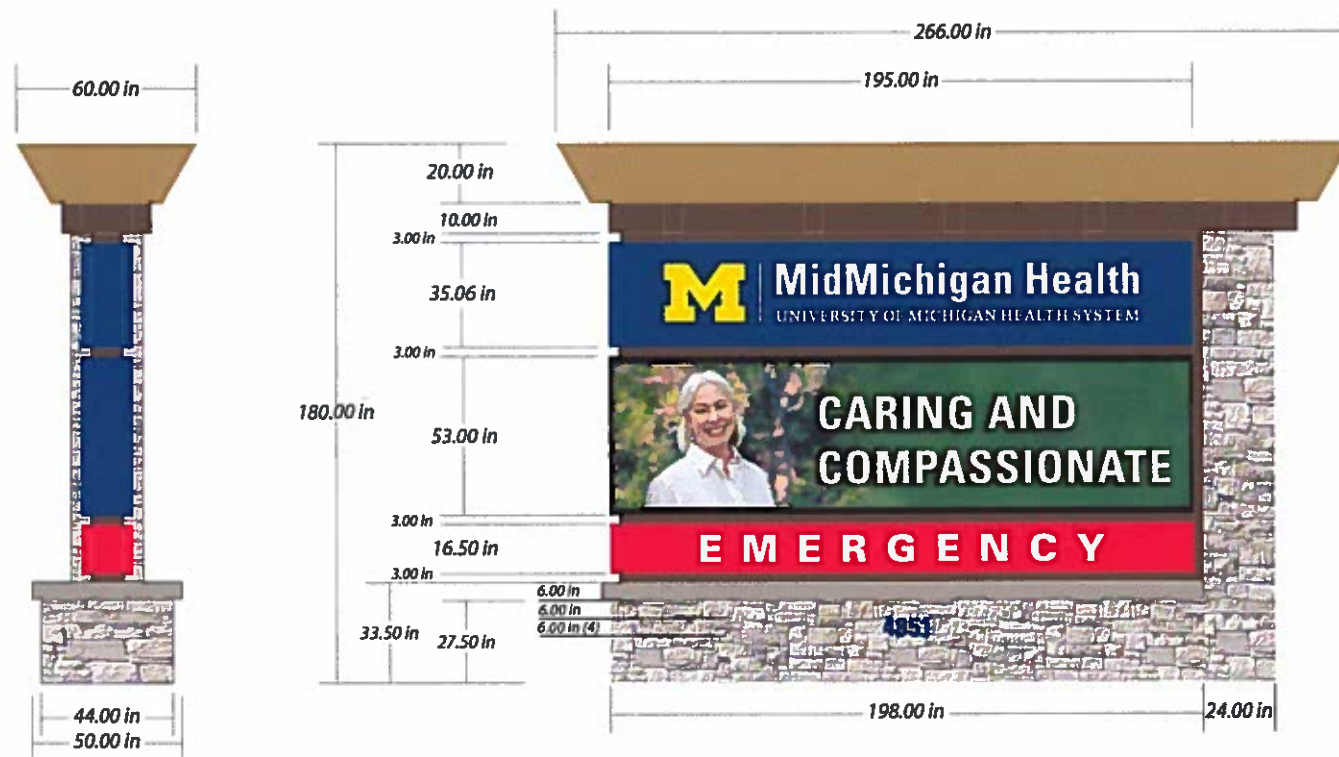
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Peter Gallinat,
Union Twp Planner
Published January 17, 2017



Cross Section
Scale: 1-1/2" = 1'

- A - 1.50" Retainer (#2055)
- B - .100" Routed Aluminum Face
- C - .125" White plex (backed)
- D - Horizontal Lamping
- E - Wide Body (#2005)

ELECTRICAL:

- 120 volt / UL approval
- Switch on top reveal

MESSAGE CENTER:

- 53"h x 195"w Watchfire message centers
- 48"h x 192"w viewing area
- 19mm Full Color / 64x256 matrix
- Broadband wireless / temp probe
- .080" perforated sheeting required on ends and at top where reveal ends, paint MAP Black

CUSTOM TOPPER:

- Custom fabricated, angle frame w/ cement board and plywood

STONE BASE:

- by customer

MAP to match European Blue Scotchal #3630-137	Red Scotchal #3630-33
European Blue Scotchal #3630-137	MAP to match Red Scotchal #3630-33
Yellow Scotchal #3630-015	MAP to match building
MAP to match building	MAP to match building

Clean Artwork Required
 Digital Print Required on opaque white w/ glass overlaminate

LOCATION: 4851 PICKARD, MT. PLEASANT

DRAWING #153,043C-6

SCALE: 3/16" = 1'-0"

ONE (1) D/F SIGN REQUIRED

PROJECT: MIDMICHIGAN HEALTH

PHOTOSCAN (S): Yes DESIGNER: KN

DATE: 12.12.16 REVISIONS: JV,BAM

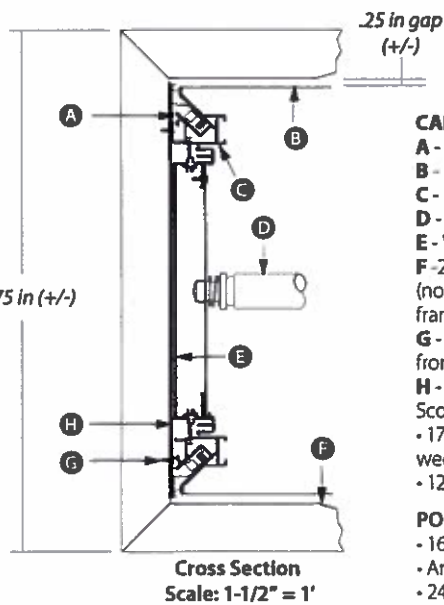
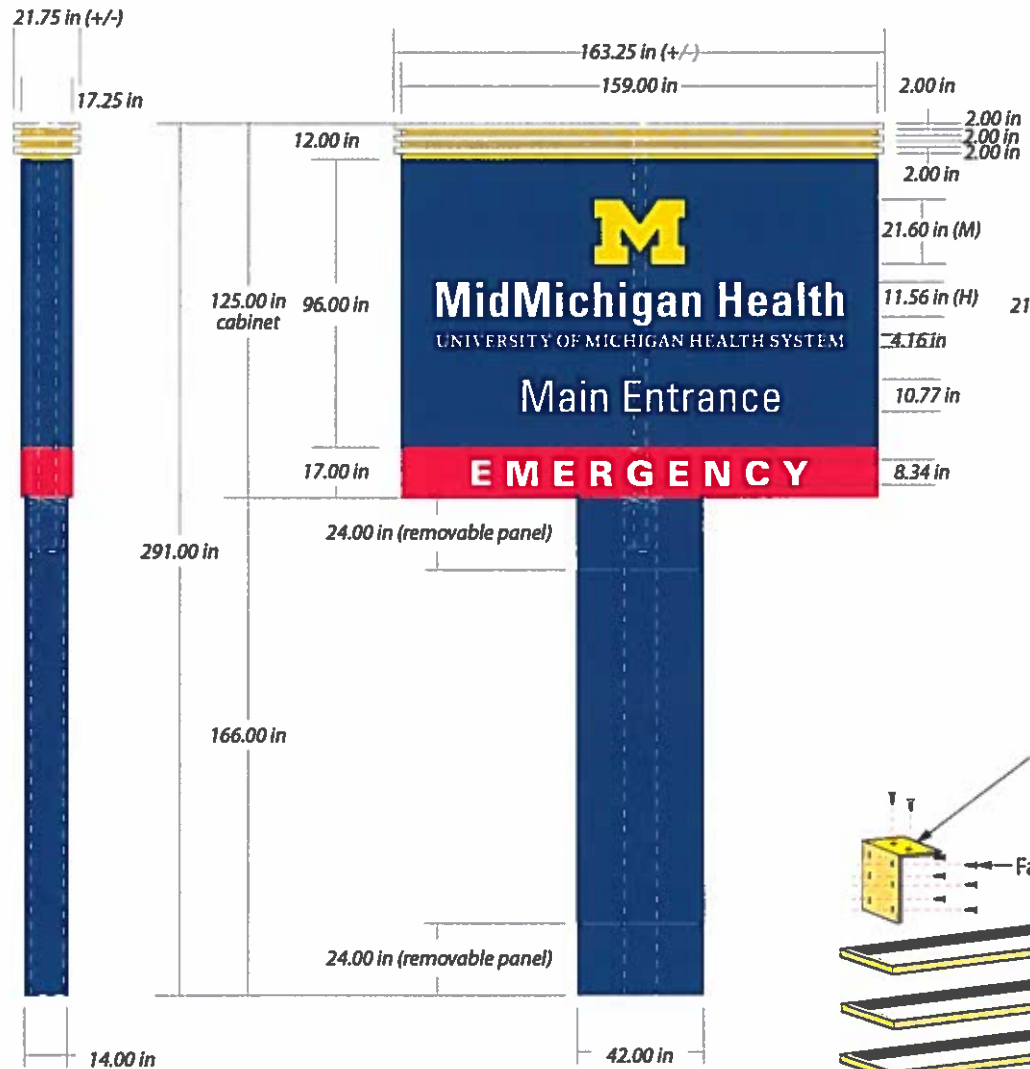
HOURS: 3.75+1.5+.75+.75 SALES: 62(JMC)



CUSTOMER SIGNATURE

5009 West River Drive · Comstock Park, MI 49321 · Ph.616.784.5711 · Fax.616.784.8280 · www.valleycitysign.com

The designs, details and plans represented herein are the property of Valley City Sign; specifically developed for your personal use in connection with the project being planned for you by Valley City Sign. They are not to be shown to anyone outside of your organization, nor are they to be used, reproduced, exhibited or copied in any fashion whatsoever. All or any part of these designs (except registered trademarks) remain the property of Valley City Sign. Colors represented are being viewed by various web browsers, computer monitors and printers, therefore an exact representation of colors shown cannot be guaranteed via these methods. For true color matching, please request a material sample.

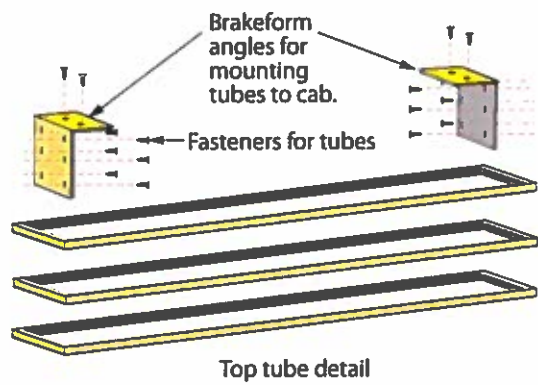


- CABINET:**
- A - Bleed Tension Frame Cover (#2095)
 - B - Panagraphics Face
 - C - Bleed Tension Frame (#2085)
 - D - Horizontal lamping
 - E - Wide Body (#2005)
 - F - 2" x 2" x .125" alum. tube, wrap around cabinet (note: lifting provisions needed for lifting tube frame)
 - G - Countersink fasteners attached to 2" tube from back of .100" alum. panel
 - H - .100" alum. panel, surface applied Yellow Scotchcal
 - 17" Red Scotchcal band w/B.34" copy weeded out
 - 12" Yellow Scotchcal band at top

- POLE COVER:**
- 166" h x 42" w x 14" deep fabricated alum.
 - Angle frame construction
 - 24" high removable electrical access panel on one side
 - Paint MAP to match Blue Scotchcal #3632-36.

- ELECTRICAL:**
- 120 volt / UL approval
 - 11x - F120 & 11x - F42 horizontal lamps (12.5" in / 10" o.c.)
 - 4x - EESB-1048-26L-120-277V ballasts
 - Switch on side of cabinet

- INSTALLATION:**
- 1x - 4" x 6" x .375" internal steel support w/3-ring connection
 - 1x - 10" schedule 40 external steel support
 - Direct bury 120"



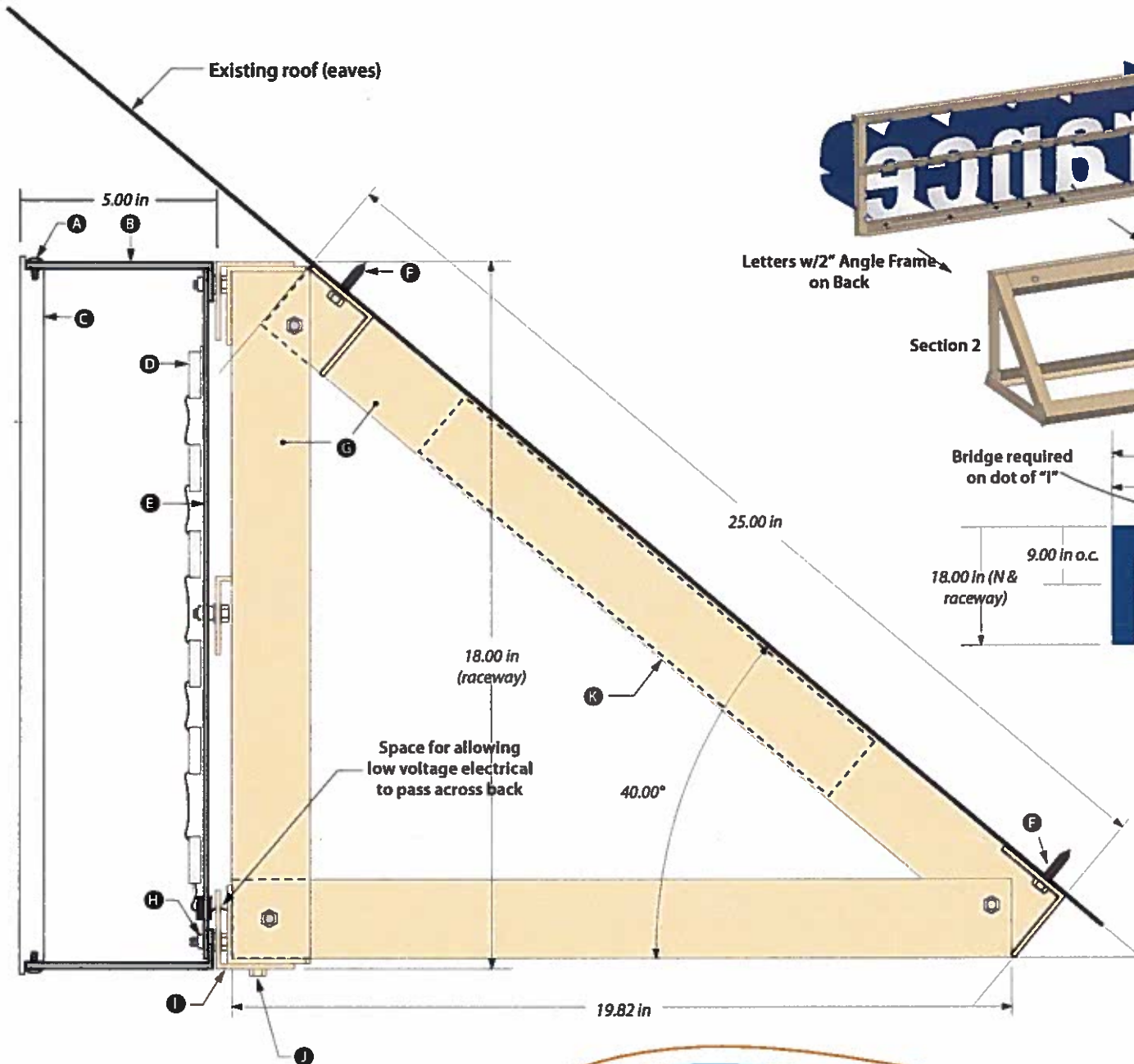
CUSTOMER SIGNATURE _____

DRAWING #157,841F-1
SCALE: 3/16" = 1'-0"
ONE (1) D/F SIGN REQUIRED

PROJECT: **MIDMICHIGAN HEALTH**
PHOTOSCAN (S): **No** DESIGNER: **KN**
DATE: **12.21.16** REVISIONS: **KN, JV, BAM(3), JB**
HOURS: **2.0+1.0+.50+1.75** SALES: **62(JMC)**

5009 West River Drive · Comstock Park, MI 49321 · Ph.616.784.5711 · Fax.616.784.8280 · www.valleycitysign.com

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Letters w/2" Angle Frame on Back

Section 2

Mounting Frame

Section 1

Power supply

Electrical exit in wall (directly centered behind sign)

Mount thru angle on face into mounting frame

Bridge required on dot of "1"

149.18 in

61.50 in section 1

87.68 in section 2

18.00 in (N & raceway)

9.00 in o.c.

Main Entrance

Mount thru angle on bottom into mounting frame

EDGE-LIT LETTERS W/RACEWAY FRAME:

- A - #6 x .3125" S.S. Pan head screw
- B - 5" deep - .040" alum. sidewalls, paint MAP to Match European Blue Scotchal (clinched)
- C - 50" Clear Plex Face (untrimmed), surface applied European Blue Scotchal, Subsurface diffuser
- D - White LED
- E - .063 alum. backs (mill finish)
- F - Fasteners TBD
- G - 2" x 2" x .125" alum. angle frame
- H - 1/4 - 20 inserts
- I - 2" x 2" x .125" alum. angle frame attached to backs of letters
- J - #10-24 fasteners on bottom (note: fasteners at top will be screwed thru face of angle between letters)
- K - Power supply box (Wensco #PSI Box), 2x - req.
- Bridge on dot of "1" req. paint MAP to match wall color

ELECTRICAL:

- 120 volt / UL approval
- White LED illumination
- Low voltage electrical will be linked together (daisy chain) behind bottom angle
- Power supply (2x - req.) mounted to angle frame, house power supply in US LED Power supply enclosure (Wensco #PSI Box), paint to Match wall color
- Switch on power supply box
- Paint conduit to Match wall color

INSTALLATION:

- Mount underneath eaves w/custom mounting bracket as shown

MAP to match Building Color (TBD)	MAP to match European Blue Scotchal #3630-137	European Blue Scotchal #3630-137	Diffuser #3635-70
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LOCATION: 4585 PICKARD, MT. PLEASANT

DRAWING #161,624C

SCALE: 1/2" = 1'-0"

ONE (1) SET OF FACE-LIT LETTERS WITH RACEWAY REQUIRED

PROJECT: MIDMICHIGAN HEALTH

PHOTOSCAN (S): No DESIGNER: JV

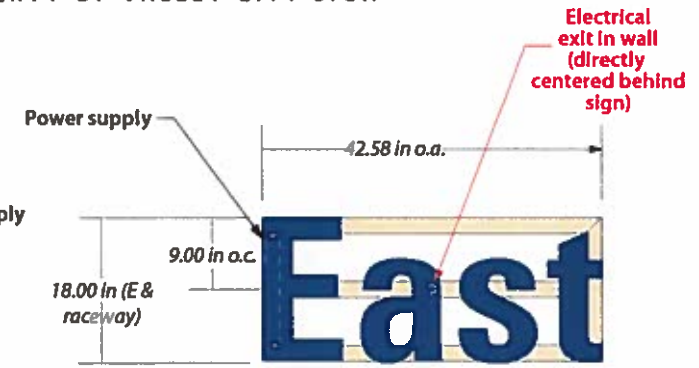
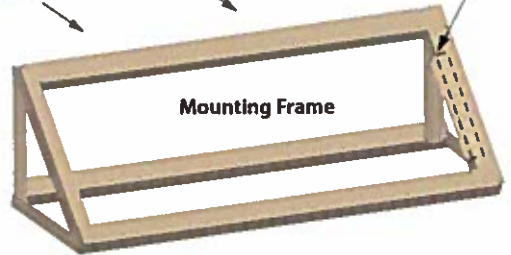
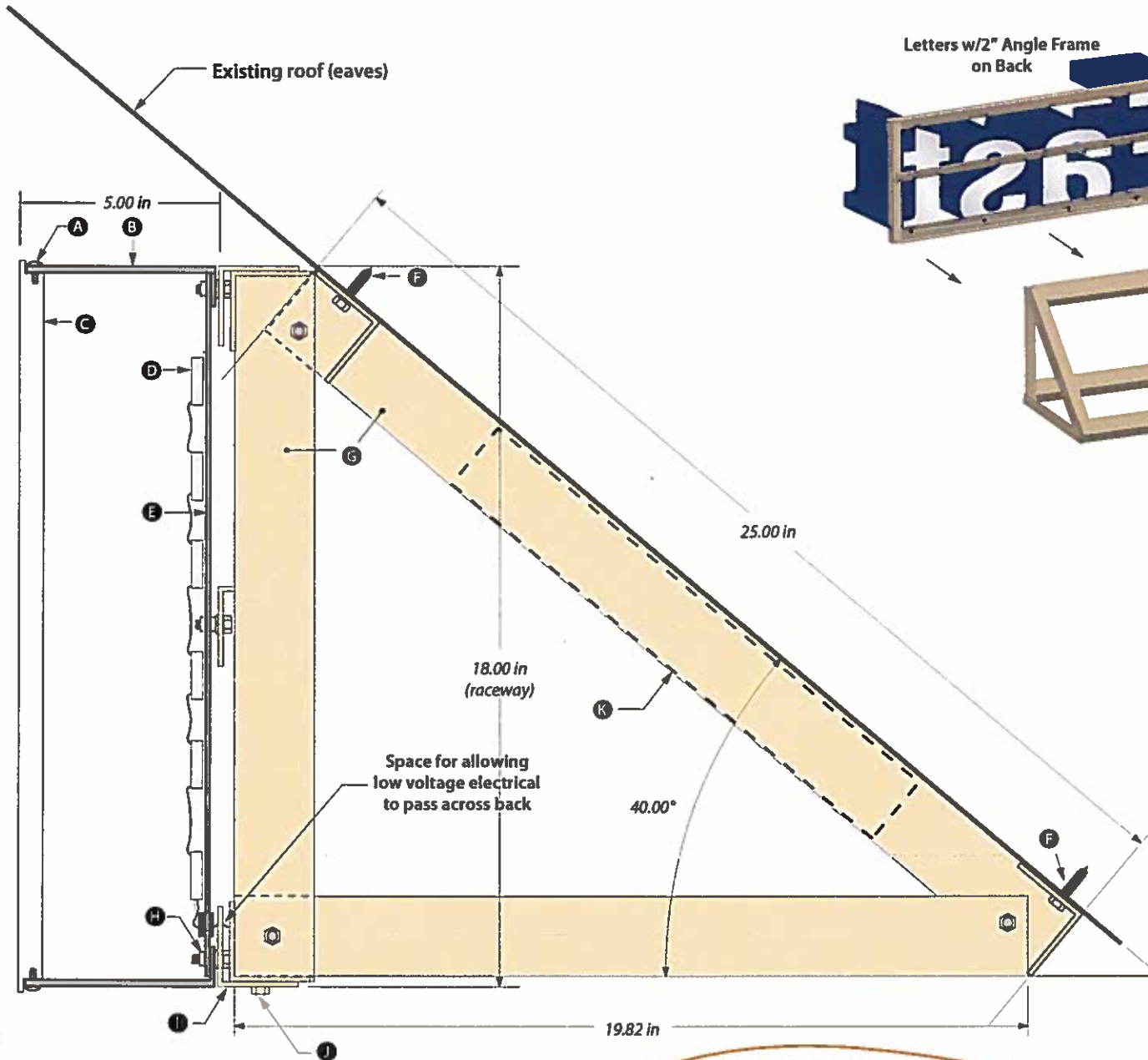
DATE: 12.26.16 REVISIONS: BAW(2), JB

HOURS: .50+.25+1.25 SALES: 62(JMC)



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EDGE-LIT LETTERS W/RACEWAY FRAME:

- A** - #6 x .3125" S.S. Pan head screw
- B** - 5" deep - .040" alum. sidewalls, paint MAP to Match European Blue Scotchal (clinched)
- C** - .50" Clear Plex Face (untrimmed), surface applied European Blue Scotchal, Subsurface diffuser
- D** - White LED
- E** - .063 alum. backs (mill finish)
- F** - Fasteners TBD
- G** - 2" x 2" x .125" alum. angle frame
- H** - 1/4" - 20 inserts
- I** - 2" x 2" x .125" alum. angle frame attached to backs of letters
- J** - #10-24 fasteners on bottom (note: fasteners at top will be screwed thru face of angle between letters)
- K** - Power supply box (Wensco #PSI Box), 1x - req.

ELECTRICAL:

- 120 volt / UL approval
- White LED illumination
- Low voltage electrical will be linked together (daisy chain) behind bottom angle
- Power supply (1x - req) mounted to angle frame, house power supply in US LED Power supply enclosure (Wensco #PSI Box), paint to Match wall color
- Switch on power supply box
- Paint conduit to Match wall color

INSTALLATION:

- Mount underneath eaves w/custom mounting bracket as shown

MAP to match Building Color (TBD)		
MAP to match European Blue Scotchal #3630-137	European Blue Scotchal #3630-137	Diffuser #3635-70

LOCATION: 4585 PICKARD, MT. PLEASANT

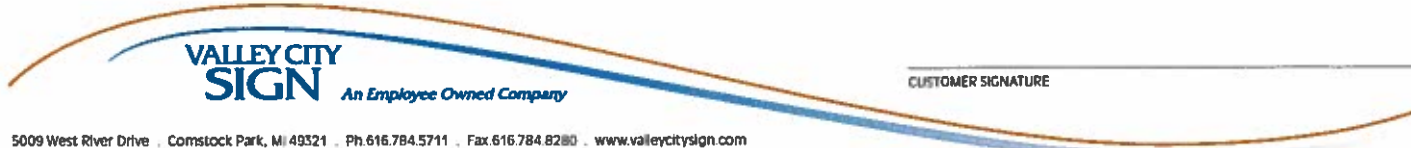
DRAWING #161,625C

SCALE: 1/2" = 1'-0"

ONE (1) SET OF FACE-LIT LETTERS WITH RACEWAY REQUIRED

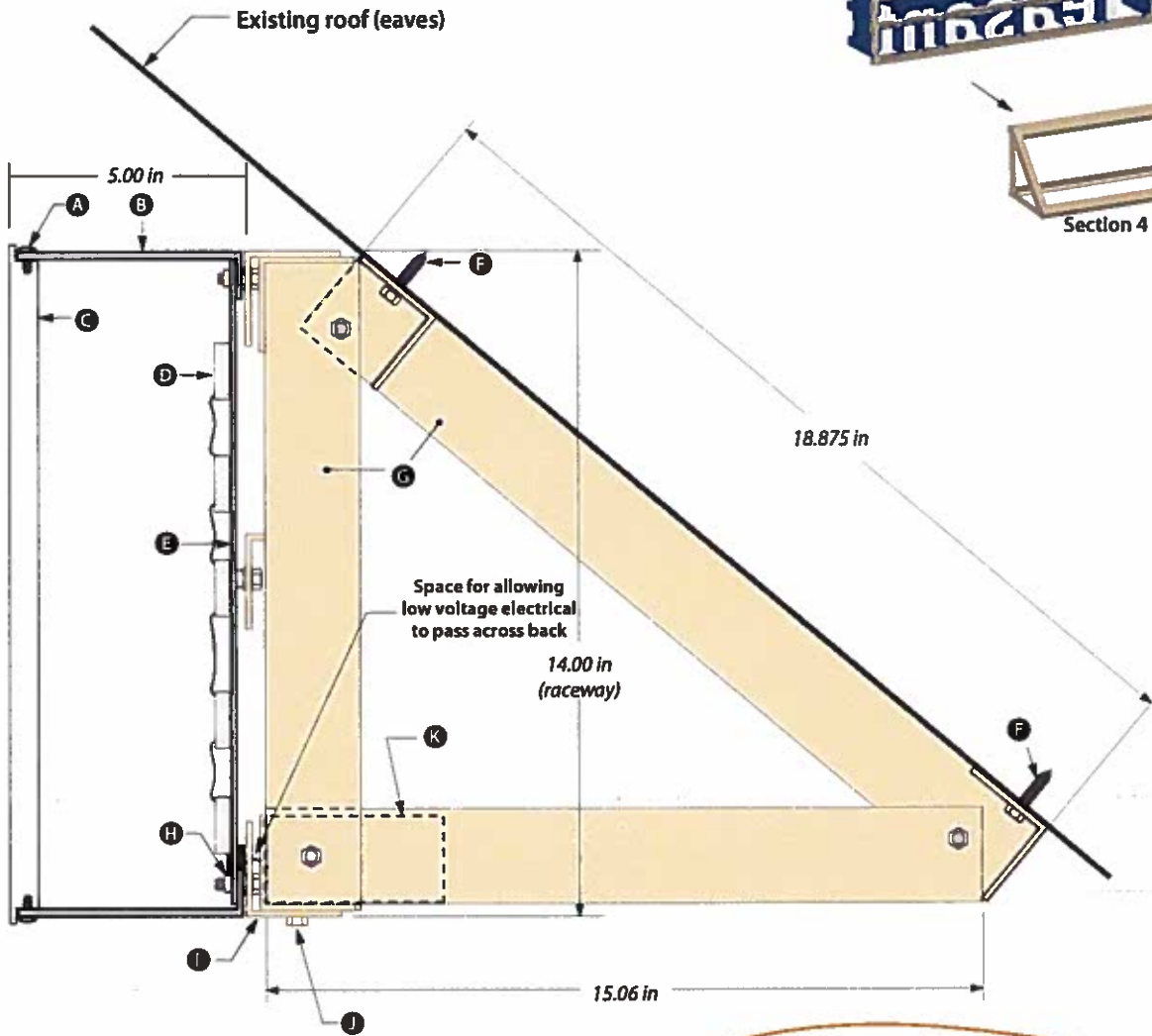
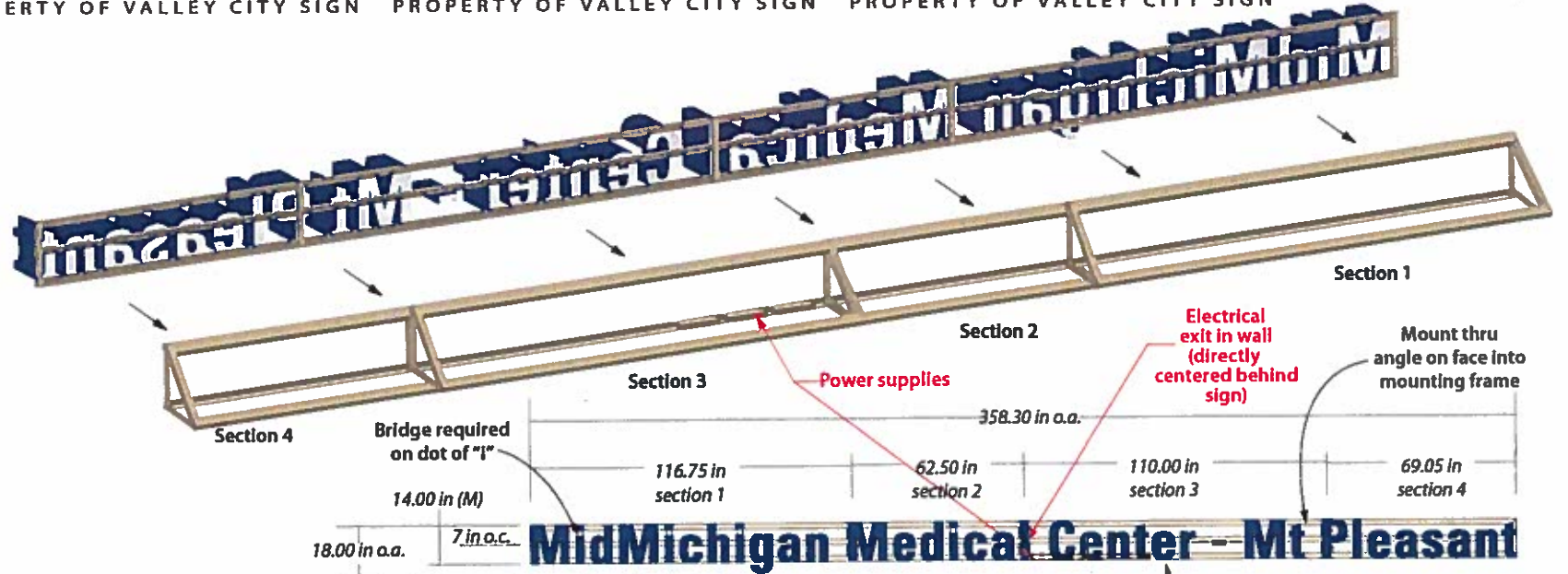
PROJECT: MIDMICHIGAN HEALTH

PHOTOSCAN (S): No	DESIGNER: JV
DATE: 12.27.16	REVISIONS: BAM(2), JB
HOURS: .25+.25+1.50	SALES: 62(JMC)



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EDGE-LIT LETTERS W/RACEWAY FRAME:

- A - #6 x .3125" S.S. Pan head screw
 - B - 5" deep - .040" alum. sidewalls, paint MAP to Match European Blue Scotchal (clinched)
 - C - .50" Clear Plex Face (untrimmed), surface applied European Blue Scotchal, Subsurface diffuser
 - D - White LED
 - E - .063 alum. backs (mill finish)
 - F - Fasteners TBD
 - G - 2" x 2" x .125" alum. angle frame
 - H - 1/4 - 20 inserts
 - I - 2" x 2" x .125" alum. angle frame attached to backs of letters
 - J - #10-24 fasteners on bottom (note: fasteners at top will be screwed thru face of angle between letters)
 - K - Power supply box's (Wensco #PSI Box), 3x -req.
- Bridge on dot of "I" req. paint MAP to match wall color

ELECTRICAL:

- 120 volt / UL approval
- White LED illumination
- Low voltage electrical will be linked together (daisy chain) behind bottom angle
- Power supply (3x - req.) mounted to angle frame, house power supply in US LED Power supply enclosure (Wensco #PSI Box), paint to Match wall color
- Switch on power supply box
- Paint conduit to Match wall color

INSTALLATION:

- Mount underneath eaves w/custom mounting bracket as shown

MAP to match Building Color (1829)		
MAP to match European Blue Scotchal #3630-137	European Blue Scotchal #3630-137	Diffuser #3635-70

LOCATION: 4585 PICKARD, MT. PLEASANT

DRAWING #161,626D-1

SCALE: 3/16" = 1'-0"

ONE (1) SET OF FACE-LIT LETTERS WITH RACEWAY REQUIRED

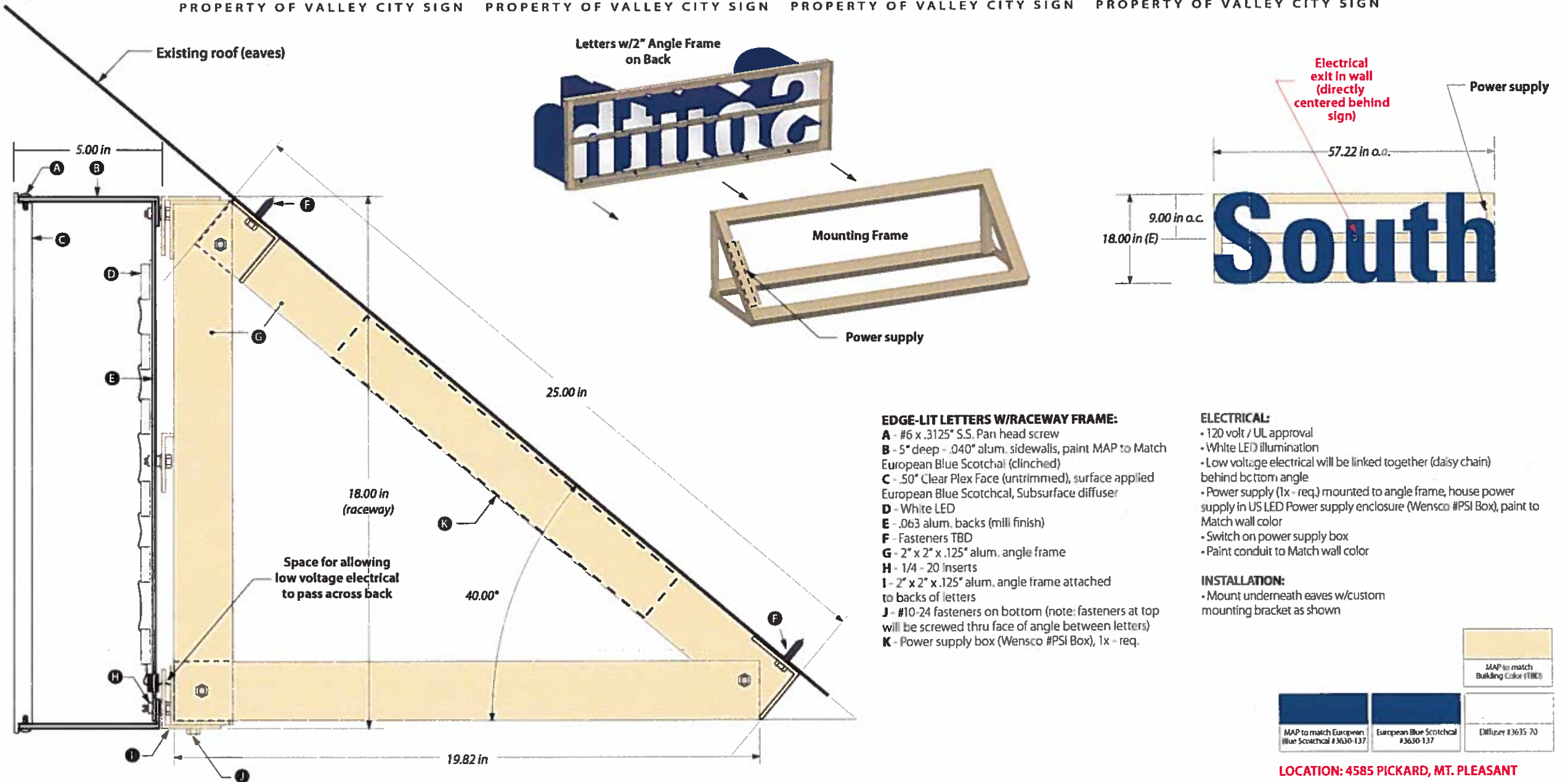
PROJECT: MIDMICHIGAN HEALTH	
PHOTOSCAN (S): No	DESIGNER: JV
DATE: 12.26.16	REVISIONS: BAM(3), JB
HOURS: .25+.75+.25+1.75	SALES: 62(JMC)



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CUSTOMER SIGNATURE



EDGE-LIT LETTERS W/RACEWAY FRAME:

- A** - #6 x .3125" S.S. Pan head screw
- B** - 5" deep - .040" alum. sidewalls, paint MAP to Match European Blue Scotchal (clinched)
- C** - .50" Clear Plex Face (untrimmed), surface applied European Blue Scotchal, Subsurface diffuser
- D** - White LED
- E** - .063 alum. backs (mill finish)
- F** - Fasteners TBD
- G** - 2" x 2" x .125" alum. angle frame
- H** - 1/4" - 20 Inserts
- I** - 2" x 2" x .125" alum. angle frame attached to backs of letters
- J** - #10-24 fasteners on bottom (note: fasteners at top will be screwed thru face of angle between letters)
- K** - Power supply box (Wensco #PSI Box), 1x - req.

ELECTRICAL:

- 120 volt / UL approval
- White LED illumination
- Low voltage electrical will be linked together (daisy chain) behind bottom angle
- Power supply (1x - req.) mounted to angle frame, house power supply in US LED Power supply enclosure (Wensco #PSI Box), paint to Match wall color
- Switch on power supply box
- Paint conduit to Match wall color

INSTALLATION:

- Mount underneath eaves w/custom mounting bracket as shown

MAP to match Building Color (TBD)		
MAP to match European Blue Scotchal #3630-137	European Blue Scotchal #3630-137	Diffuser #3635-70

LOCATION: 4585 PICKARD, MT. PLEASANT

DRAWING #161,627C

SCALE: 1/2" = 1'-0"

ONE (1) SET OF FACE-LIT LETTERS WITH RACEWAY REQUIRED

PROJECT: MIDMICHIGAN HEALTH

PHOTOSCAN (S): No DESIGNER: JV

DATE: 12-27-16 REVISIONS: BAM(2), JB

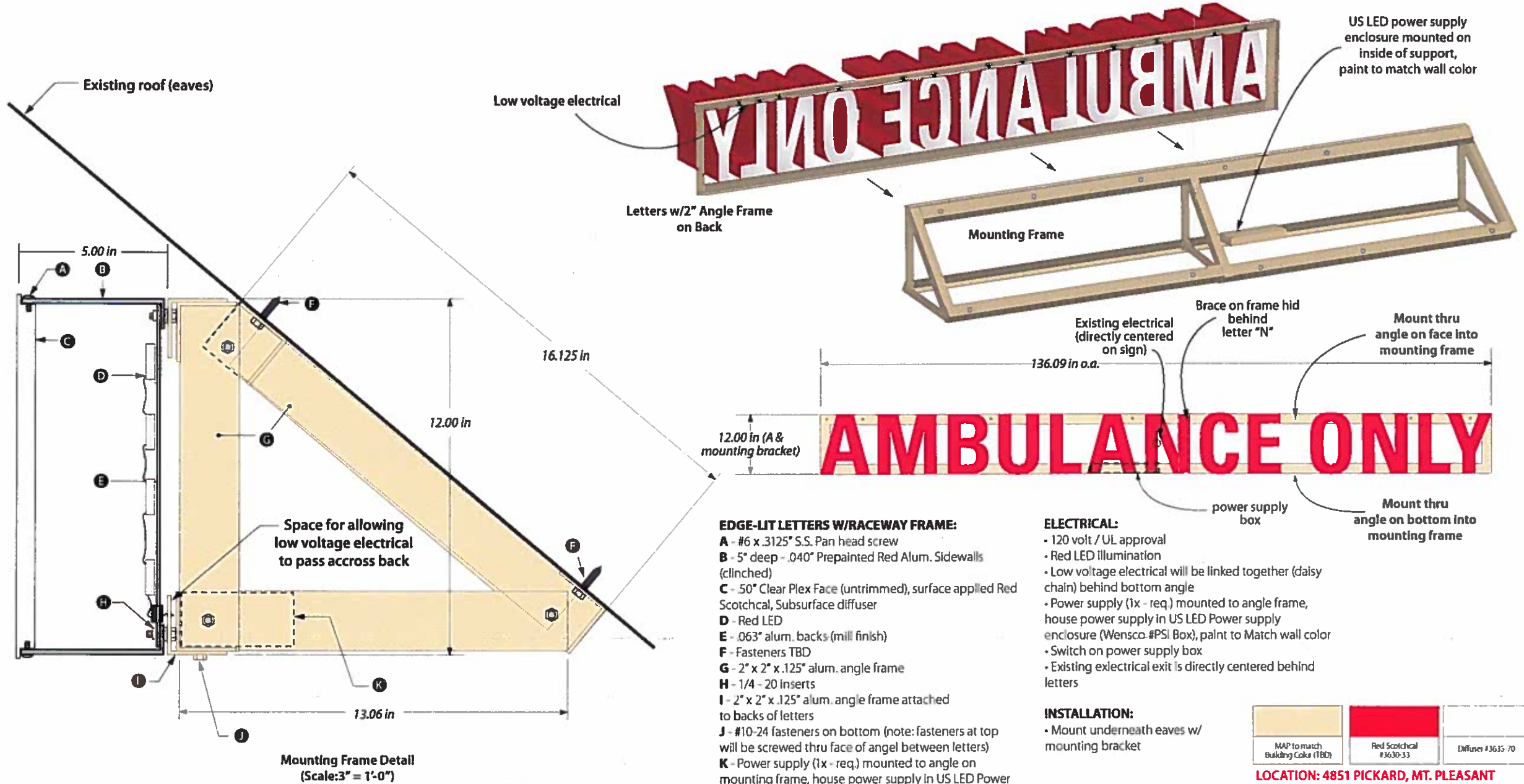
HOURS: .25+.25+1.25 SALES: 62(JMC)



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CUSTOMER SIGNATURE



- EDGE-LIT LETTERS W/RACEWAY FRAME:**
- A - #6 x .3125" S.S. Pan head screw
 - B - 5" deep - .040" Prepainted Red Alum. Sidewalls (clinched)
 - C - 50" Clear Plex Face (untrimmed), surface applied Red Scotchal, Subsurface diffuser
 - D - Red LED
 - E - .063" alum. backs (mill finish)
 - F - Fasteners TBD
 - G - 2" x 2" x .125" alum. angle frame
 - H - 1/4 - 20 inserts
 - I - 2" x 2" x .125" alum. angle frame attached to backs of letters
 - J - #10-24 fasteners on bottom (note: fasteners at top will be screwed thru face of angel between letters)
 - K - Power supply (1x - req.) mounted to angle on mounting frame, house power supply in US LED Power supply enclosure (Wensco #PSI Box), paint to Match wall color

- ELECTRICAL:**
- 120 volt / UL approval
 - Red LED illumination
 - Low voltage electrical will be linked together (daisy chain) behind bottom angle
 - Power supply (1x - req.) mounted to angle frame, house power supply in US LED Power supply enclosure (Wensco #PSI Box), paint to Match wall color
 - Switch on power supply box
 - Existing electrical exit is directly centered behind letters

- INSTALLATION:**
- Mount underneath eaves w/ mounting bracket



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CUSTOMER SIGNATURE _____

MAP to match Building Color (TBD)	Red Scotchal #3630-33	Diffuser #3635-70
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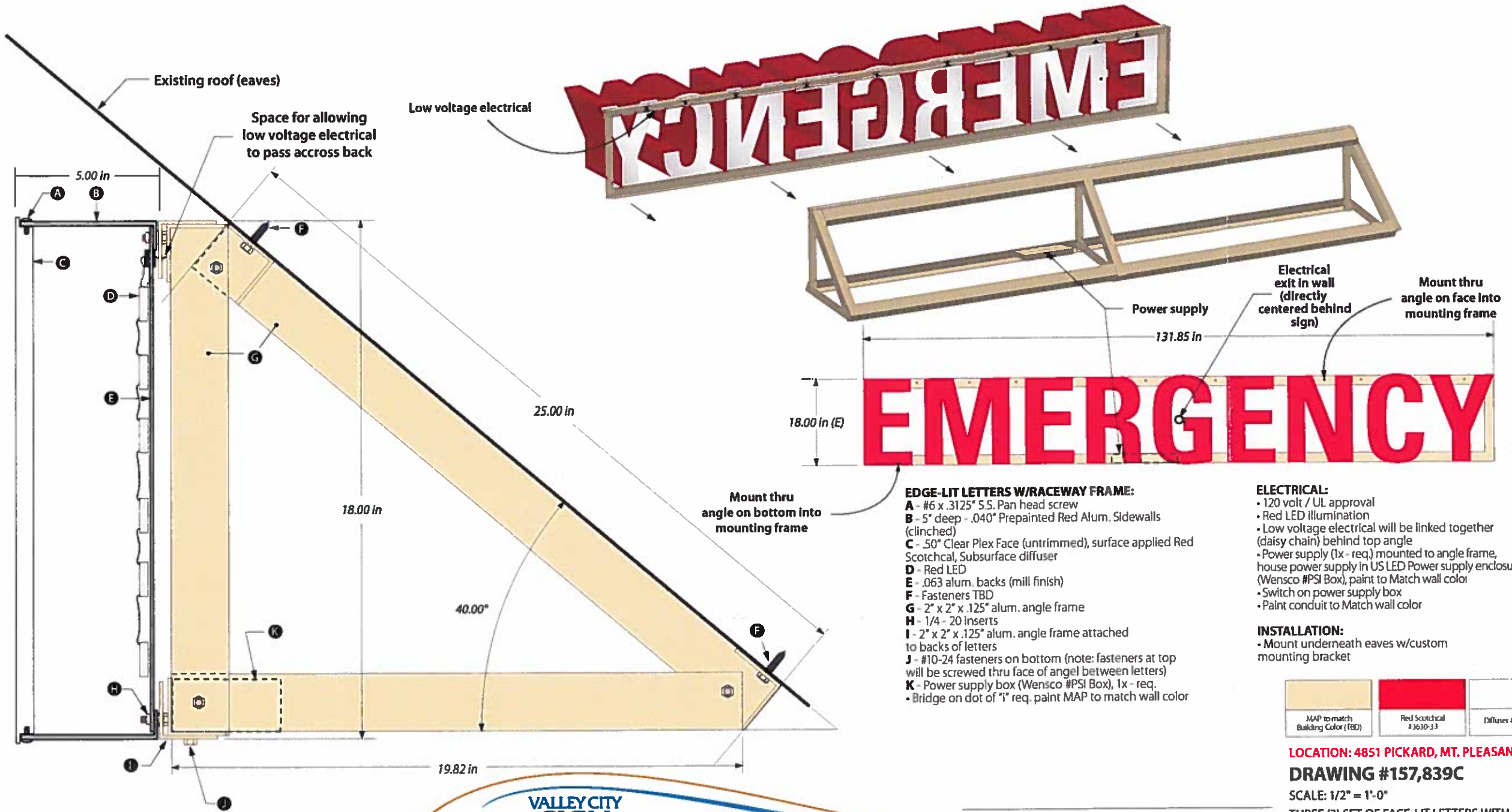
LOCATION: 4851 PICKARD, MT. PLEASANT

DRAWING #157,840C

SCALE: 1/2" = 1'-0"

ONE (1) SET OF FACE-LIT LETTERS WITH RACEWAY REQUIRED

PROJECT: MIDMICHIGAN HEALTH	
PHOTOSCAN (S): No	DESIGNER: KN
DATE: 12.20.16	REVISIONS: JV,BAM,JB
HOURS: .50+.75+1.25	SALES: 62(JMC)



- EDGE-LIT LETTERS W/RACEWAY FRAME:**
- A** - #6 x .3125" S.S. Pan head screw
 - B** - 5" deep .040" Prepainted Red Alum. Sidewalls (clinched)
 - C** - .50" Clear Plex Face (untrimmed), surface applied Red Scotchal, Subsurface diffuser
 - D** - Red LED
 - E** - .063 alum. backs (mill finish)
 - F** - Fasteners TBD
 - G** - 2" x 2" x .125" alum. angle frame
 - H** - 1/4 - 20 inserts
 - I** - 2" x 2" x .125" alum. angle frame attached to backs of letters
 - J** - #10-24 fasteners on bottom (note: fasteners at top will be screwed thru face of angle between letters)
 - K** - Power supply box (Wensco #PSI Box), 1x - req.
- Bridge on dot of "I" req. paint MAP to match wall color

- ELECTRICAL:**
- 120 volt / UL approval
 - Red LED illumination
 - Low voltage electrical will be linked together (daisy chain) behind top angle
 - Power supply (1x - req.) mounted to angle frame, house power supply in US LED Power supply enclosure (Wensco #PSI Box), paint to match wall color
 - Switch on power supply box
 - Paint conduit to Match wall color

- INSTALLATION:**
- Mount underneath eaves w/custom mounting bracket

MAP to match Building Color (FBD)	Red Scotchal #3630-33	Diffuser #3635-70
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LOCATION: 4851 PICKARD, MT. PLEASANT
DRAWING #157,839C
 SCALE: 1/2" = 1'-0"
 THREE (3) SET OF FACE-LIT LETTERS WITH RACEWAY REQUIRED

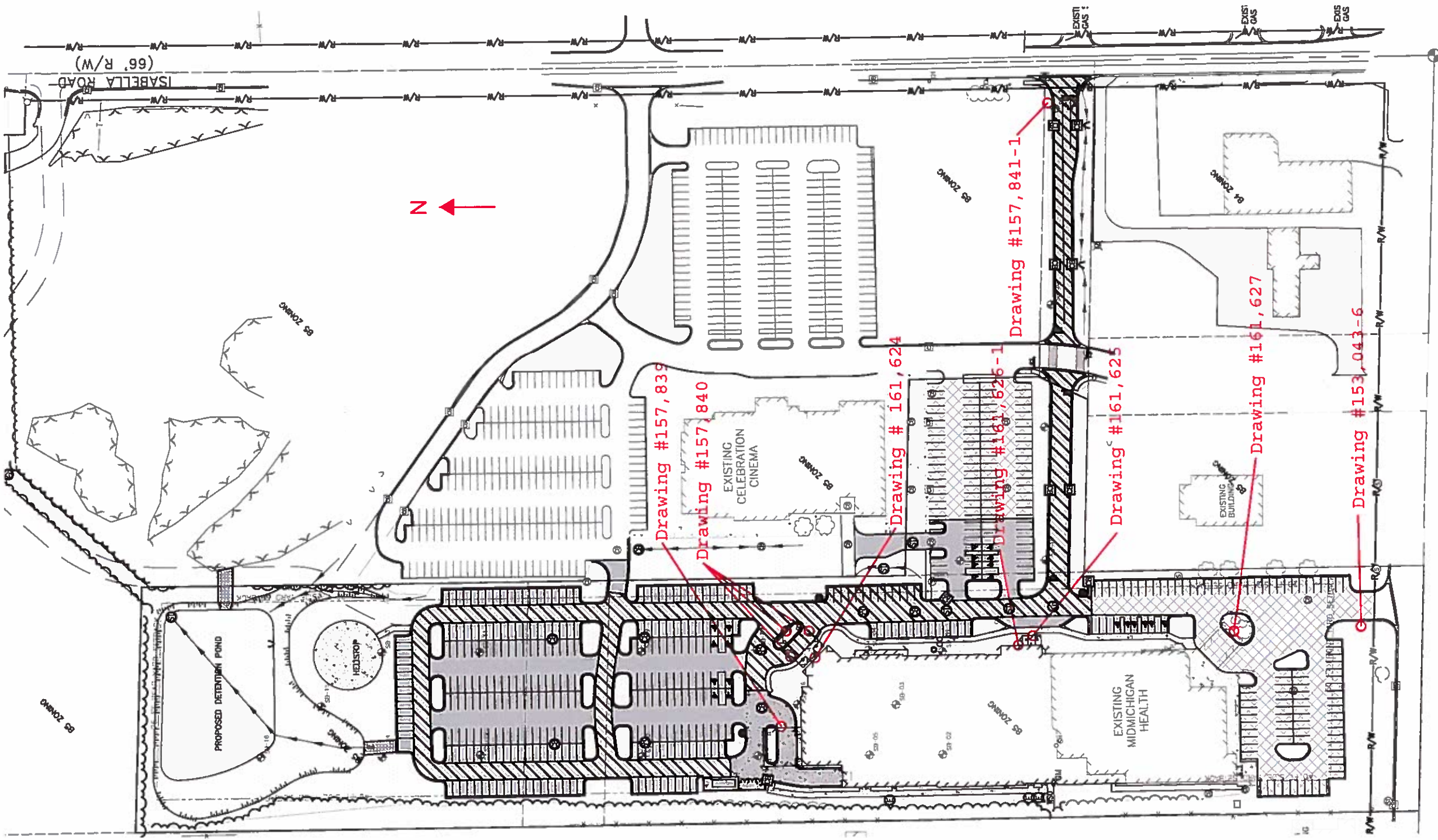
PROJECT: MIDMICHIGAN HEALTH	DESIGNER: KN
PHOTOSCAN (S): No	REVISIONS: JV,BAM,JB
DATE: 12.20.16	SALES: 62(JMC)
HOURS: .50+1.5+1.25	



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CUSTOMER SIGNATURE _____



ISABELLA ROAD
(66' R/W)



Drawing # 157,839

Drawing # 157,840

Drawing # 161,624

Drawing # 161,626-1

Drawing # 157,841-1

Drawing # 161,625

Drawing # 161,627

Drawing # 153,043-6

PICKARD ROAD/M-20
(120' R/W)