



ZONING BOARD OF APPEALS
Regular Meeting
December 6, 2017
7:00p.m.

1. **CALL MEETING TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES OCTOBER 04, 2017 (No Meeting in November)**
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. **PUBLIC HEARINGS**
 - A. **ADM RV 2017-01 1982 E. Remus Rd. Owner McGuirk Mini Storage LLC review administrative denial of LED Billboard.(Action: Hold Public Hearing)**
 - B. **VAR 2017-05 1982 E. Remus Rd. Owner McGuirk Mini Storage LLC Variance for LED Billboard Sign.(Action: Hold Public Hearing)**
 - C. **VAR 2017-06 1982 E. Remus Rd. Owner McGuirk Mini Storage LLC Variance for 2 additional free standing signs.(Action: Hold Public Hearing)**
 - D. **VAR 2017-07 3700 E. Deerfield Rd. Owner D & D Realestate Inn. Variance for wall sign with message center component.(Action: Hold Public Hearing)**
 - E. **TXT INT 2017-02 1239 E. Broomfield Rd. Owner Richard Figg Interpret Section 8.325 Sidewalks.(Action: Hold Public Hearing)**
 - F. **VAR 2017-08 5760 E. Pickard Rd. Owner Bells and Birds Inc. Variance for free standing elevated height exceptions.(Action: Hold Public Hearing)**
9. **NEW BUSINESS**
 - A. **Approve 2018 ZBA Regular Meeting Schedule (Action: Approve or modify)**
 - B. **ADM RV 2017-01 1982 E. Remus Rd. Owner McGuirk Mini Storage LLC review administrative denial of LED Billboard.(Action: Determine if error was made)**
 - C. **VAR 2017-05 1982 E. Remus Rd. Owner McGuirk Mini Storage LLC Variance for LED Billboard Sign.(Action: Approve or deny variance with reason)**
 - D. **VAR 2017-06 1982 E. Remus Rd. Owner McGuirk Mini Storage LLC Variance for 2 additional free standing signs Action: Approve or deny variance with reason)**
 - E. **VAR 2017-07 3700 E. Deerfield Rd. Owner D & D Realestate Inn. Variance for wall sign with message center component.(Action: Approve or deny variance with reason)**
10. **OTHER BUISINESS**
11. **EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue**
12. **FINAL BOARD COMMENT**
13. **ADJOURNMENT**

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 October 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, Paul Gross, Jake Hunter Bryan Mielke, and Tim Warner

Absent – Alternate - Sheahan-Stahl

Others Present

Peter Gallinat, Jennifer Loveberry, Alternate – Theisen

Correspondence / Board Reports

Mielke – Planning Commission updates mentioned Master Plan open house on October 24th at 5pm and public hearing to follow at Planning Commission meeting.

Approval of Minutes

Hunter moved **Gross** supported the approval of the September 6, 2017 minutes as presented.

Vote: Ayes: 5 Nays 0. Motion carried.

Approval of Agenda

Mielke 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 – 7:02 p.m.

No comments were offered.

Public Hearings

New Business

Other Business

Extended Public Comment

Open 7:03 p.m.

No comments were offered.

Final Board Comment

Mielke –The Planning Commission will soon be drafting a RFP to update the Township’s zoning ordinance.

Adjournment

Chair Warner adjourned the meeting at 7:05 p.m.

APPROVED BY:

**Mike Darin –Secretary
Jake Hunter – Vice Secretary**

(Recorded by Jennifer Loveberry)

DRAFT



Board Expiration Dates

Planning Commission Board Members (9 Members) 3 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	Norm	Woerle	11/20/2020
2-Chair	Phil	Squatrito	2/15/2020
3- Vice Chair	Bryan	Mielke	2/15/2018
4-Secretary	Alex	Fuller	2/15/2020
5-Vice Secretary	John	Zerbe	2/15/2018
6	Ryan	Buckley	2/15/2019
7	Denise	Webster	2/15/2020
8	Erik	Robinette	2/15/2018
9	Dwayne	Strachan	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	Doug	LaBelle II	12/31/2018
2	James	Thering	12/31/2018
3	Bryan	Neyer	12/31/2018
Alt #1	Mary Beth	Orr	1/25/2019
Citizens Task Force on Sustainability (4 Members) 2 year term			
#	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			
#	F Name	L Name	Expiration Date
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
2	Lynn	Laskowsky	12/31/2021



Board Expiration Dates

EDA Board Members (11 Members) 4 year term			
#	F Name	L Name	Expiration Date
1	Thomas	Kequom	4/14/2019
2	James	Zalud	4/14/2019
3	Richard	Barz	2/13/2021
4	Robert	Bacon	1/13/2019
5	Ben	Gunning	11/20/2020
6	Marty	Figg	6/22/2018
7	Sarvjit	Chowdhary	1/20/2018
8	Cheryl	Hunter	6/22/2019
9	Vance	Johnson	2/13/2021
10	Michael	Smith	2/13/2021
11	Mark	Perry	3/26/2018
Mid Michigan Area Cable Consortium (2 Members)			
#	F Name	L Name	Expiration Date
1	Kim	Smith	12/31/2020
2	Vacant		
Cultural and Recreational Commission (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1	Brian	Smith	12/31/2019
Sidewalks and Pathways Prioritization Committee (2 year term)			
#	F Name	L Name	Expiration Date
1 BOT Representative	Phil	Mikus	7/26/2019
2 PC Representative	Denise	Webster	8/15/2018
3 Township Resident	Sherrie	Teall	8/15/2019
4 Township Resident	Jeremy	MacDonald	10/17/2018
5 Member at large	Barbara	Anderson	8/15/2019

Peter Gallinat, Township Planner
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Mt. Pleasant, MI 48858
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Fax 989-773-1988

TO: Zoning Board of Appeals Meeting 12/06/2017
FROM: Township Planner

NEW BUSINESS

SUBJECT: A) Regular Zoning Board of Appeals meeting dates 2018

History: The Zoning Board of Appeals began to monthly this past year instead of quarterly in the past.

Objective of board: Adopt the proposed Zoning Board of Appeals meeting schedule for 2017 as presented. This includes meetings on the first Wednesday of the month each month at 7pm except for in July. The first Wednesday in July falls on a Holiday in 2018 and the 2nd Wednesday is the same night as a Board of Trustees meeting. The regular meeting in July will be July 10, 2018 at 7pm. This schedule includes one joint board meeting on August 29, 2018 at 7pm.

Recommend adoption of Twelve (12) regular scheduled meetings for 2018 and one (1) joint meeting on August 29, 2018 as presented

- Twelve (12) regularly scheduled meetings a year continues to provide monthly access to the ZBA for applicants.
- Continues to reduce the need for applicants to pay for a special meeting and/or wait three (3) months for the next available meeting.

CHARTER TOWNSHIP OF UNION

Scheduled Meetings for 2018



BOARD OF TRUSTEES: *(Second and Fourth Wednesday of each Month)*

January 10	May 9	September 12
January 24	May 23	September 26
February 14	June 13	October 10
February 28	June 27	October 24
March 14	July 11	November 14
March 28	July 25	November 28
April 11	August 8	December 12
April 25	August 22	December 26

ZONING BOARD OF APPEALS: *(First Wednesday of each Month)*

January 3	April 4	July 10 (Tuesday)	October 3
February 7	May 2	August 1	November 7
March 7	June 6	September 5	December 5

PLANNING COMMISSION: *(Third Tuesday of each Month)*

January 16	April 17	July 17	October 16
February 20	May 15	August 21	November 20
March 20	June 19	September 18	December 18

JOINT MEETING DATE: *(Board of Trustees, ZBA, Planning Commission, EDA, and Sustainability Committee)*

August 29 7:00pm

EDA *(Third Tuesday of each Month)* All meetings begin at 5:15p.m.

January 16	April 17	July 17	October 16
February 20	May 15	August 21	November 20
March 20	June 19	September 18	December 18

SUSTAINABILITY *(Second Tuesday of the Month, Meets Quarterly)* All meetings begin at 4:00p.m.

January 8	April 9	July 19	October 9
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All of the above meetings are to be held at the Union Township Hall, 2010 S. Lincoln Road. All meetings except for the Board of Review, EDA, and Sustainability Committee begin at 7:00 p.m. Minutes and Agendas may be obtained at the Township Hall, during regular business hours. Phone 989-772-4600.

SUBJECT: B) ADM RV 2017-01 Review Administrative denial of LED Billboard

Location: 1982 E. Remus Rd.

Current Zoning: B-5 (Highway Business District)

Adjacent Zoning: B-5 and R-3A on the North across the road, B-5 and R-2A to the East, B-5 to the West and R-3A to the South

Future Land Use/Intent: Commercial: Shopping, office, and professional services with mixed residential uses

Current Use: Multi tenant business offices (under construction)

Reason for Request: Applicant request that the Administrative denial of their application for a LED billboard be reviewed for any error.

History: Currently there are 2 legal non-conforming billboard signs on the property. Neither billboard currently functions as an LED billboard

Objective of board: Determine if any error was made in the administrative denial of the LED billboard sign application. After hearing the application the board may adjourn the hearing in order to permit the obtaining of additional information.

I would agree that I made an error in comparing the LED billboard application to a free standing sign and message center sign. I would not agree that I made an error in the denial of an LED billboard sign.

- Billboard signs with or without an LED function are allowed only in the I-1 and I-2 Zoning Districts.

SUBJECT: C) VAR 2017-05 Variance for LED Billboard Sign

Location: 1982 E. Remus Rd.

Current Zoning: B-5 (Highway Business District)

Adjacent Zoning: B-5 and R-3A on the North across the road, B-5 and R-2A to the East, B-5 to the West and R-3A to the South

Future Land Use/Intent: Commercial: Shopping, office, and professional services with mixed residential uses

Current Use: Multi tenant business offices (under construction)

Reason for Request: Applicant request to replace 2 legal non-conforming billboard signs with one non-conforming LED billboard sign.

History: Currently there are 2 legal non-conforming billboard signs on the property. Neither billboard currently functions as an LED billboard

Objective of board: Determine if one LED billboard sign versus 2 non LED billboard signs does not increase or enlarge the degree or manner of non-conformance. That the new LED billboard sign would markedly decrease the degree of nonconformance and would enhance the desirability of adjacent conforming uses. After hearing the application the board may adjourn the hearing in order to permit the obtaining of additional information.

Recommend denial of VAR 2017-05 due to the LED component increasing the degree non-conformance. If the board chooses to grant please consider the following

- By reducing the total number of non-conforming signs this may be considered decreasing the degree of non conformance.
- Board could consider approving a smaller or shorter billboard as a condition.
- Board could consider that the billboard limit the number of messages per minute to four (4) and the light source from the sign not be visible from an adjacent property.

NOTICE OF APPEAL
Charter Township of Union



ZONING BOARD OF APPEALS

DATE: 10/16/2017

I (we) McGuirk Mini Storage Exchange, LLC, P.O. Box 530, Mt. Pleasant, MI 48804
Name Address

owners of property at 1982 E Remus Road, Mt. Pleasant, MI 48858

the legal description is: Permanent Parcel Number: 14-020-20-001-01; Full legal
description is set forth in Attachment A

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:

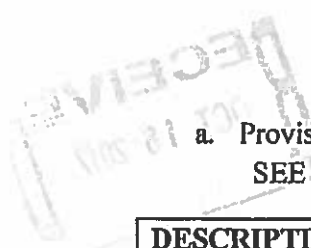
- I. Variance
- II. Interpretation of Text or Map
- III. Administrative Review

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

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

SEE ATTACHMENT - C



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

SEE ATTACHMENT - C

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?

SEE ATTACHMENT - C

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?

SEE ATTACHMENT - C

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?

SEE ATTACHMENT - C

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. **SEE ATTACHED PLAN**

g. Date property was acquired 08/03/2017

II. Appeal for Interpretation

Relating to enforcement of the Zoning Ordinance

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

SEE ATTACHMENT - B

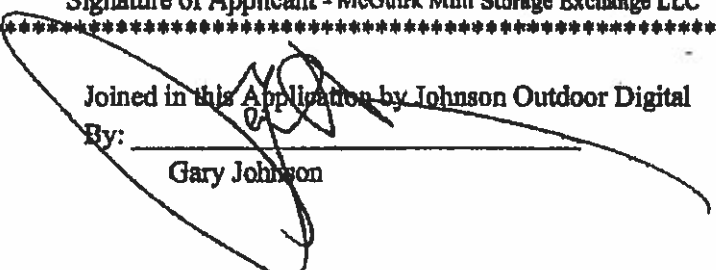
b. Describe if interpretation of district map

III. Administrative Review

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

SEE ATTACHMENT - B

Fees _____ Richard J. McGuirk
Signature of Applicant - McGuirk Mini Storage Exchange LLC

Joined in this Application by Johnson Outdoor Digital
By: 
Gary Johnson

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: _____

UNION TOWNSHIP OFFICE TO COMPLETE THIS SHEET FOR VARIANCE ONLY

ATTACHMENT A

The following described premises: Township of Union, County of Isabella, State of Michigan, Township of Union, County of Isabella, State of Michigan:

Part of the North 700.00 feet of the East 1949.00 feet of Section 20, Town 14 North, Range 4 West, described as: Beginning at the Northeast corner of said Section 20; thence South 89 degrees 37 minutes 58 seconds West along the North Section line, 242.00 feet; thence South 01 degrees 00 minutes 07 seconds East, parallel to the East Section line, 178.00 feet; thence South 89 degrees 37 minutes 58 seconds West, 165.00 feet; thence North 01 degrees 00 minutes 07 seconds West, 178.00 feet to the North Section line; thence South 89 degrees 37 minutes 58 seconds West, along said North Section line, 914.00 feet; thence South 01 degrees 00 minutes 07 seconds East, 182.00 feet; thence South 89 degrees 37 minutes 58 seconds West, 34.00 feet; thence South 01 degrees 00 minutes 07 seconds East, 132.00 feet; thence South 89 degrees 37 minutes 58 seconds West, 594.00 feet; thence South 01 degrees 00 minutes 07 seconds East, 386.00 feet; thence North 89 degrees 37 minutes 58 seconds East, 1949.00 feet to the East Section line; thence North 01 degrees 00 minutes 07 seconds West, along said East Section line, 700.00 feet back to the Place of Beginning.

SURVEY DESCRIPTION: A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 20, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS; COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S.89°-42'-08"W., ON AND ALONG THE NORTH LINE OF SAID SECTION, 242.00 FEET (RECORDED AS S.89°-37'-58"W., 242.00 FEET); THENCE S.00°-55'-47"E., PARALLEL WITH THE EAST LINE OF SAID SECTION, 178.00 FEET (RECORDED AS S.01°-00'-07"E., 178.00 FEET); THENCE S.89°-42'-08"W., PARALLEL WITH SAID NORTH SECTION LINE, 165.00 FEET (RECORDED AS S.89°-37'-58"W., 165.00 FEET); THENCE N.00°-55'-47"W., PARALLEL WITH SAID EAST SECTION LINE, 178.00 FEET (RECORDED AS N.01°-00'-01"W., 178.00 FEET); THENCE S.89°-42'-08"W., ON AND ALONG SAID NORTH SECTION LINE, 914.00 FEET (RECORDED AS S.89°-37'-58"W., 914.00 FEET); THENCE S.00°-55'-47"E., PARALLEL WITH SAID EAST SECTION LINE, 182.00 FEET (RECORDED AS N.01°-00'-07"W., 182.00 FEET); THENCE S.89°-42'-08"W., PARALLEL WITH SAID NORTH SECTION LINE, 34.00 FEET (RECORDED AS S.89°-37'-58"W., 34.00 FEET); THENCE S.00°-55'-47"E., PARALLEL WITH SAID EAST SECTION LINE, 132.00 FEET (RECORDED AS N.01°-00'-07"W., 132.00 FEET); THENCE S.89°-42'-08"W., PARALLEL WITH SAID NORTH SECTION LINE, 594.12 FEET (RECORDED AS S.89°-37'-58"W., 594.00 FEET); THENCE S.00°-55'-47"E., PARALLEL WITH SAID EAST SECTION LINE, 386.00 FEET (RECORDED AS N.01°-00'-01"W., 386.00 FEET); THENCE N.89°-42'-08"E., PARALLEL WITH SAID NORTH SECTION LINE, 1949.12 FEET (RECORDED AS N.89°-37'-58"E., 1949.00 FEET); THENCE N.00°-55'-47"E., ON AND ALONG SAID EAST SECTION LINE, 700.00 FEET (RECORDED AS N.01°-00'-07"W., 700.00 FEET) BACK TO THE POINT OF BEGINNING

ATTACHMENT – B

This request relates to an administrative denial issued by Peter Gallinat, Township Planner, in a letter dated September 25, 2017 to Johnson Outdoor Digital. The denial letter sets forth three items which the Applicants request be reviewed by this zoning board of appeals. The denial letter seeks to deny Johnson Outdoor Digital a sign permit submitted for consideration on September 12, 2017. A copy of the Sign Permit application is attached as **Attachment – D**.

Co-Applicant Johnson Outdoor Digital sought to install an LED Digital sign face on two existing sign structures currently located on the Parcel at issue. The attached site plan shows the location of the two existing V-shaped signs: one on the left side of the diagram and one on the right side. Under state law (Michigan Highway Advertising Act), one LED digital sign face may be installed on each of the two existing structures. A copy of this denial letter is set forth in **Attachment – E**.

The denial is based upon three reasons stated as follows:

- A. *Sign is existing non-conforming. Adding a message center to the entire sign would increase the degree of non-conformity.* No section of the ordinance was cited but Applicants believe the denial is based upon Section 11.4.2.
- B. *Message center signs shall be part of a free standing sign. The changeable message portion shall not exceed 1/3 of the sign area.* No section of the ordinance was cited but Applicants believe the denial is based upon Section 11.7.5.a; b.
- C. *Proposed sign is not a free standing sign and exceeds both the height and size allowed for a free standing sign.* No section of the ordinance was cited but applicant believes that the denial is based upon the fact that billboards, free standing signs, and message center signs are all separately defined by the ordinance as set forth in Section 3.13.G (Billboard), Section 3.13.U (Freestanding Elevated Sign), 3.13.V (Freestanding Ground Sign), and 3.13.JJ (Message Center Sign).

The Applicants dispute this rationale as described as follows:

1. *Sign is existing non-conforming. Adding a message center to the entire sign would increase the degree of non-conformity.*

Section 11.4 of the zoning ordinance addresses aspects of non-conforming signs. Subsection A of Section 11.4 indicates that legal con-conforming signs may be continued and shall be maintained in good condition by painting and minor repairs, but shall not be (2) expanded or altered so as to increase the degree of non-conformity of the sign. Clearly this section allows lawful non-conforming signs to be altered or maintained in a manner that does not increase the level of non-conformity. In ruling that Co-Applicant Johnson Outdoor Digital's proposed request was an expansion of the degree of non-conformity, the Planner erred as a matter of law.

The Planner's first error was to deem the proposed LED digital sign face a *message center sign*. The existing structures on the property were correctly designated by the Planner as lawful non-conforming billboards. At the same time, he opined that these billboards are not *freestanding signs*, meaning that the definition of free standing sign does not apply to a billboard which is specifically defined in the ordinance.

The zoning ordinance separately defines the three types of signs at issue in this matter. The charts incorporated into the revised *Section 11/Billboards and Signs*, adopted in 2015 maintains these distinctions. Looking at the charts each reflects a sign type of (a) Freestanding Elevated, (b) Freestanding Ground, (c) Message Center, and (d) Billboard. The Planner in his decision recognized these separate distinctions when he declared that a billboard is not a freestanding sign. This determination indicates that a billboard must stand on its own based upon the definition given in Section 3.13G. The Planner failed to consistently apply these distinctions when rendering his decision to deny the application.

The planner initially determined that the LED digital sign face constituted a message center sign. In that act, he equated the billboard with a message center sign. Yet, he then distinguished the billboard from a freestanding sign when he declared that a billboard is not a freestanding sign. These two positions are logically and legally inconsistent. If a billboard is not subject to the definition of a *freestanding sign*, then the proposed billboard advertising face cannot logically be designated a *message center*

sign. The decision made by this Planner ignores the definition of *billboard* as adopted by the ordinance.

Section 3.13.G states: : *The standard 300 square foot off premises advertising sign accepted nationally by the outdoor advertising industry*. This definition renders a billboard as a sign accepted by the national outdoor advertising industry of approximately 300 square feet. The affidavit of Gary Johnson attached hereto as **Attachment – F** indicates that the LED digital sign face is now accepted by the national outdoor advertising industry as part of billboard advertising. As such, the proposed LED digital sign face is a *billboard*, not a *message center sign*. This fact is further supported by the fact that Section 11.7.A.2 references billboards as separate and apart from the message center sign referenced in Section 11.7. Additionally, nothing in Section 11.7 suggests that message center sign includes a billboard. The Planner erred by declaring a LED digital billboard sign face a message center sign. To uphold his determination renders the definition of *billboard* irrelevant, and disregards the intent of the ordinance to create separate classes of signs. It is clear that the township board intended to link freestanding signs and message center signs by declaring in Section 11.7.A.5 that message center signs must be part of a free standing or wall sign. Nothing in this section links billboards to message center signs. Nor is a *message center sign* included Section 11.7A.2. The only logical and legal conclusion that can be reached is that the township board intended to maintain the integrity of the definition of the term *billboard* as denied in Section 3.13.G. The Planner's action does not maintain this integrity.

The Planner's determination that the proposed LED digital sign face is a *message center sign* is an error of law and a misinterpretation of the zoning ordinance. His decision must be reversed. The Planner compounded his error by not applying the definition of the term *billboard* to the request filed with his office. Since a *billboard* is defined in terms of acceptable industry standards, the installation of a sign face consistent with industry standards cannot be deemed an expansion of the nonconformity. The definition contemplates modifications to existing standards and such contemplation inherently accepts the change to another industry accepted face

platform as consistent with the degree of nonconformity, not an expansion of the degree of nonconformity. The existing nonconformity is the actual billboard not the type of face currently on display. Therefore, the modification of the sign display face on the billboard does not alter the degree of nonconformity.

The Applicants request that this tribunal interpret the zoning ordinance to declare that a billboard is specifically defined by the zoning ordinance and that definition, as recognized in the structure of Section 11.7, allows for the substitution of a LED digital sign face for the existing sign face without creating an increase in the degree of nonconformity. Once this determination is made, then the Applicants request that the decision of the Planner on this issue be reversed.

2. *Message center signs shall be part of a free standing sign. The changeable message portion shall not exceed 1/3 of the sign area.*

The Planner's second error was to declare the proposed billboard sign face a *message center sign*. As indicated above, the zoning ordinance separately defines the three types of signs at issue in this matter. The charts incorporated into the revised *Section 11/Billboards and Signs*, adopted in 2015 maintains these distinctions. Looking at the charts each reflects a sign type of (a) Freestanding Elevated, (b) Freestanding Ground, (c) Message Center, and (d) Billboard. The Planner in his decision recognized these separate distinctions when he declared that a billboard is not a freestanding sign. This determination indicates that a billboard must stand on its own based upon the definition given in Section 3.13G. The Planner failed to consistently apply these distinctions when rendering his decision to deny the application.

The Planner initially determined that the LED digital sign face constituted a *message center sign*. In that act, he equated the *billboard* with a *message center sign*. Yet, he then distinguished the *billboard* from a *freestanding sign* when he declared that a billboard is not a freestanding sign. These two positions are logically and legally inconsistent. If a billboard is not subject to the definition of a *freestanding sign*, then the proposed billboard advertising face cannot logically be designated a *message center sign*. The decision made by this Planner ignores the definition of *billboard* as adopted by the ordinance.

Reviewing the zoning ordinance in its totality, it is clear that the township board went to great lengths to distinguish between various types of signs. The ordinance recognizes nine (9) categories of signs, one of which is a billboard. Nothing in the ordinance suggests that the township board intended to limit the definition of a *billboard* by the definition of a *message center sign*. Section 11.7.A.2 does not modify the definition of the term *billboard* by cross-referencing to the definition of the term *message center sign*. This lack of limitation clearly suggests that the specific definition of the term *billboard* in the context of industry standards controls. Since the LED digital display sign face is consistent with industry standards, billboards are recognized as permitting LED digital sign faces.

The Applicants request that this tribunal interpret the zoning ordinance to declare that the proposed LED digital sign face is not a message center sign but instead a component of the term *billboard*, governed by the definition of the term *billboard* and not the definition of *message center sign*. Once this declaration is made, then the decision of the Planner must be reversed.

3. *Proposed sign is not a free standing sign and exceeds both the height and size allowed for a free standing sign.* Initially it is noted that once the Planner renders an opinion that the existing billboard is not a *freestanding sign* then the height and size limitations of the zoning ordinance are irrelevant. Any consideration of those items in assessing the propriety of the application is therefore error as a matter of law.

Actionably, as indicated above, the Planner went to great lengths to distinguish the existing billboards as not a *freestanding sign*. Clearly, this declaration irrelevant considering the above analysis that once the Planner distinguished billboards from freestanding signs, all analysis must then be made on the definition of the term *billboard* and not *freestanding sign*. The Planner failed to logically and consistently apply this distinction and his determination in this regard is an error as a matter of law.

ATTACHMENT – C

Written Application for zone variance provided by the Zoning Ordinance Section 5.

a. Provision of the Zoning Ordinance from which a variance is sought: 117.A.2:

Currently, billboards are restricted to I-1 and I-2 zones by the terms of the ordinance. But, the ordinance also allows for the continuation of lawful non-conforming signs. Co-Applicant McGuirk Mini Storage Exchange, LLC has two lawful non-conforming signs on the subject parcel, which is located in the B-5 zone. Applicant proposes to eliminate the degree of non-conformity by removing the two existing billboard sign structures with a total of four advertising faces and replacing them with one billboard structure with two LED sign faces. The proposed sign structure would be located in the vicinity of the area referenced in the attached site plan and would be built in a V-shape, to a height not exceeding 30' with the distance from ground to the bottom of the sign 20" and in accordance with current industry standards. The sign faces would be the LED digital displays referenced in the original application by Johnson Outdoor Sign. The sign would have electric and would comply with the current electrical code.

Granting this request would reduce the current level of nonconformity by 50 percent. Section 9.2 of the zoning ordinance authorizes this tribunal to permit a change in a non-conforming use provided the change would markedly decrease the degree of nonconformance and would enhance the desirability of adjacent conforming uses. Applicants propose such a change. By reducing the level of nonconformance by 50%, the spirit and intent of the ordinance with upheld. Additionally, the removal of two billboards located currently 500 feet apart, would further reduce the degree nonconformity by bringing the site back into compliance with the current 1000-foot linear distance spacing requirement. Such a reduction enhances the desirability of adjacent conforming uses by rendering compliance with spacing requirements consistent with other land uses.

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 subject parcel is approximately 26 acres in size. It is an unusual size for B-5 zoned property. Applicants are not currently aware of other 26 acre parcels within the B-5 zoning district in Union Township that currently has located on it two nonconforming billboards (four sign faces), located approximately 500 feet apart. The billboards were lawful at the time of their construction, fully compliant with the then existing zoning requirements. They were rendered lawful conforming by action of the township board in modifying the zoning ordinance as to billboards.

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

None. The billboards were lawful at the time of their construction, fully compliant with the then existing zoning requirements. They were rendered lawful conforming by action of the township board in modifying the zoning ordinance as to billboards.

- 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 current location of the existing nonconforming billboards would be a practical impediment to the development of the site in a manner that optimizes the permitted uses in the B-5 zone. As indicated on the preliminary plan submitted, the Applicant is proposing to develop the Parcel in a manner would result in one of the existing billboards interfering with a parking area. The other billboard is located in the area where a proposed commercial building is intended for construction. Allowing the requested variance allows for the best possible development without the loss of all billboard advertising in the area.

ATTACHMENT - D
UNION TOWNSHIP SIGN PERMIT

Permit #: Official Use _____
 Zoning _____
 Parcel ID: _____
 1. Application Date: 9/13/2017

2. Applicant: Johnson Outdoor Digital
 3. Address: 5555 E. 13 Mile Rd.
 4. City State Zip: Paris, MI 49338

5. Owner / Job Name: McGuick
 6. Sign Address: _____
 7. Greatest dimension of Building (height, width, or length): _____

FREE STANDING SIGN (Only one per parcel)

If there are no existing freestanding, elevated or ground signs complete items 5-10. If you are completely REPLACING the existing sign begin at #1 Replacement?

1. Existing SqFt: 288 2. Existing Height: 30' 3. Existing Front Setback: Existing
 4. Existing Side Setback: Existing **Note: Side setback is from property line closest to sign. Front setback is from the centerline of road.**
 5. Ground, Elevated or Billboard? Billboard 6. Height 30' Above Freeway 7. SqFt 288
 8. Front Setback Exist 9. Side Setback Exist Side Direction Exist 10. Message Center 11. Lighted

WALL SIGNS

1. Existing Wall #1 SF: _____ 2. New wall #1 SqFt: _____ 3. Replacement?
 4. Existing Wall #2 SF: _____ 5. New Wall #2 SqFt: _____ 6. Replacement?
 7. Side Entrance SF: _____
 (Permitted only when 2nd entrance is at side or rear, for public use, and is served by a parking lot. Square footage included in maximum aggregate.)

Other Types - Awning, Marque, Suspended, Subdivision ID, Temporary (A-frame, Banner, Trailer, Wind)

Other type #1: _____ Other Type #2: _____ Other Type #3: _____
 Other 1 SqFt: _____ Other 2 SqFt: _____ Other 3 SqFt: _____
 For temporary signs only Expires On: _____

Variance Req? ZBA Date: _____ Variance Result: _____
 Comment: _____

Total Cost of Sign(s): \$0,000 Applicant Signature: _____ Date: 9/12/17

Sign Permit Fee: _____
 I certify all information provided is correct. False or inaccurate information shall void this permit and may result in removal of any work done under this permit. Return to: 2010 S. Lincoln Rd, Mt. Pleasant, MI 48858 or FAX to (517) 773 1988

Approval Date: _____ Approval Signature: _____

ATTACHMENT F



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

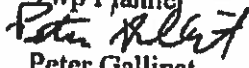
Johnson Outdoor Digital
5555 E. 13 Mile Rd.
Paris, MI 49338

Dear applicant,

09/25/2017

You have applied for a 288SF billboard sign. The height of the sign is proposed at 30'. The entire sign will be lighted as a message center sign. This proposed sign is a modification to an existing billboard sign. The billboard sign is non-conforming as it is located in a B-5 (Highway Business District) billboard signs are only allowed in I-1 and I-2 Industrial districts in the Township. The reasons for denial are

- Sign is existing non-conforming. Adding a message center to the entire sign would increase the degree of non-conformance.
- Message center signs shall be part of a free standing sign. The changeable message portion shall not exceed 1/3 of the sign area.
- Proposed sign is not a free standing sign and exceeds both the height and size allowed for a free standing sign.

Twp Planner

Peter Gallinat

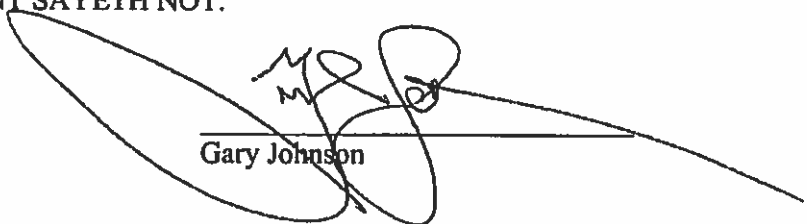
ATTACHMENT - F

AFFIDAVIT OF GARY JOHNSON

I, Gary Johnson, having been first duly sworn, deposes and states the following:

1. I am a principal in Johnson Outdoor Digital.
2. Johnson Outdoor Digital is a business participating in the selling and construction of digital advertising devices.
3. I have personally been involved in billboard advertising for over 30 years.
4. Prior to becoming a participant in Johnson Outdoor Digital, I owned and operated a billboard company for over 25 years.
5. I am personally well versed in the current billboard advertising industry both from my own participation within the industry and from regularly reviewing industry trends around the nation.
6. I have personally provided services and expertise in the billboard advertising industry to national and local billboard advertisers including Outfront Media, Lamar Advertising, Adams Outdoor, and many others, both within and outside of the State of Michigan.
7. I can personally attest from my knowledge of and participation in the outdoor advertising industry that LED digital displays are now a standard off-premises advertising face accepted nationally by the outdoor advertising industry and further that 300 square feet size displays of this type are commonly accepted and used by the outdoor advertising industry.
8. FURTHER YOUR AFFIANT SAYETH NOT.

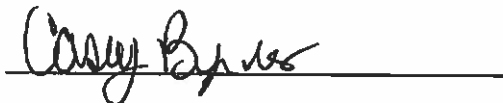
Dated: October 13th 2017



Gary Johnson

STATE OF MICHIGAN)
 Macosta)ss
 COUNTY OF ~~NEWAYGO~~)

Subscribed and sworn to before me, a notary public, by Gary Johnson, who attested to the accuracy of this document, on this 13th day of October 2017.



Notary Public
 State of Michigan, County of *Macosta*
 My commission expires: 12/09/2021

<p>Casey Bymes Notary Public, Osceola County, Michigan My Commission Expires: December 09, 2021 Acting In <u>Macosta</u> County, Michigan</p>

Union Township Public Hearing Notice – Administrative Review

NOTICE is hereby given that a Public Hearing will be held on Wednesday, December 6, 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 an Administrative Review as required by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by: McGurik Mini Storage, LLC: A LED Billboard Sign.

Legal Description of property:

Part of the North 700.00 feet of the East 1949.00 feet of Section 20, Town 14 North, Range 4 West, described as: Beginning at the Northeast corner of said Section 20; thence South 89 degrees 37 minutes 58 seconds West along the North Section line, 242.00 feet; thence South 01 degrees 00 minutes 07 seconds East, parallel to the East Section line, 178.00 feet; thence South 89 degrees 37 minutes 58 seconds West, 165.00 feet; thence North 01 degree 00 minutes 07 seconds West, 178.00 feet to the North Section line; thence South 89 degrees 37 minutes 58 seconds West, along said North Section line, 914.00 feet; thence South 01 degrees 00 minutes 07 seconds East, 182.00 feet; thence South 89 degrees 37 minutes 58 seconds West, 34.00 feet; thence South 01 degrees 00 minutes 07 seconds East, 132.00 feet; thence South 89 degrees 37 minutes 58 seconds West, 594.00 feet; thence South 01 degrees 00 minutes 07 seconds East, 386.00 feet; thence North 89 degrees 37 minutes 58 seconds East, 1949.00 feet to the East Section line; thence North 01 degrees 00 minutes 07 seconds West, along said East Section line, 700.00 feet back to the Point of Beginning.

SURVEY DESCRIPTION: A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 20, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS; COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S.89°-42'-08"W., ON AND ALONG THE NORTH LINE OF SAID SECTION, 242.00 FEET (RECORDED AS S.89°-37'-58"W., 242.00 FEET); THENCE S.00°-55'-47"E., PARALLEL WITH THE EAST LINE OF SAID SECTION, 178.00 FEET (RECORDED AS S.01°-40'-07"E., 178.00 FEET); THENCE S.89°-42'-08"W., PARALLEL WITH SAID NORTH SECTION LINE, 165.00 FEET (RECORDED AS S.89°-37'-58"W., 165.00 FEET); THENCE N.00°-55'-47"W., PARALLEL WITH SAID EAST SECTION LINE, 178.00 FEET (RECORDED AS N.01°-40'-01"W., 178.00 FEET); THENCE S.89°-42'-08"W., ON AND ALONG SAID NORTH SECTION LINE, 914.00 FEET (RECORDED AS S.89°-37'-58"W., 914.00 FEET); THENCE S.00°-55'-47"E., PARALLEL WITH SAID EAST SECTION LINE, 182.00 FEET (RECORDED AS N.01°-00'-07"W., 182.00 FEET); THENCE S.89°-42'-08"W., PARALLEL WITH SAID NORTH SECTION LINE, 34.00 FEET (RECORDED AS S.89°-37'-58"W., 34.00 FEET); THENCE S.00°-55'-47"E., PARALLEL WITH SAID EAST SECTION LINE, 132.00 FEET (RECORDED AS N.01°-00'-41"W., 132.00 FEET); THENCE S.89°-42'-08"W., PARALLEL WITH SAID NORTH SECTION LINE, 594.00 FEET (RECORDED AS S.89°-37'-58"W., 594.00 FEET); THENCE S.00°-55'-47"E., PARALLEL WITH SAID EAST SECTION LINE, 386.00 FEET (RECORDED AS N.01°-00'-01"W., 386.00 FEET); THENCE N.89°-42'-08"E., PARALLEL WITH SAID NORTH SECTION LINE, 1949.00 FEET (RECORDED AS N.89°-37'-58"E., 1949.00 FEET); THENCE N.00°-55'-47"E., ON AND ALONG SAID EAST SECTION LINE, 700.00 FEET (RECORDED AS N.01°-00'-07"W., 700.00 FEET) BACK TO THE POINT OF BEGINNING

This property is located at 1982 E. Remus 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

Union Township Public Hearing Notice – Variance

NOTICE is hereby given that a Public Hearing will be held on Wednesday, December 6, 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 11.7.A.2 as required by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by: McGurik Mini Storage, LLC: A variance from 11.7.A.2 A LED Billboard Sign.

Legal Description of property:

Part of the North 700.00 feet of the East 1949.00 feet of Section 20, Town 14 North, Range 4 West, described as: Beginning at the Northeast corner of said Section 20; thence South 89 degrees 37 minutes 58 seconds West along the North Section line, 242.00 feet; thence South 01 degrees 00 minutes 07 seconds East, parallel to the East Section line, 178.00 feet; thence South 89 degrees 37 minutes 58 seconds West, 165.00 feet; thence North 01 degree 00 minutes 07 seconds West, 178.00 feet to the North Section line; thence South 89 degrees 37 minutes 58 seconds West, along said North Section line, 914.00 feet; thence South 01 degrees 00 minutes 07 seconds East, 182.00 feet; thence South 89 degrees 37 minutes 58 seconds West, 34.00 feet; thence South 01 degrees 00 minutes 07 seconds East, 132.00 feet; thence South 89 degrees 37 minutes 58 seconds West, 594.00 feet; thence South 01 degrees 00 minutes 07 seconds East, 386.00 feet; thence North 89 degrees 37 minutes 58 seconds East, 1949.00 feet to the East Section line; thence North 01 degrees 00 minutes 07 seconds West, along said East Section line, 700.00 feet back to the Point of Beginning.

SURVEY DESCRIPTION: A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 20, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS; COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S.89°-42'-05"W., ON AND ALONG THE NORTH LINE OF SAID SECTION, 242.00 FEET (RECORDED AS S.89°-37'-58"W., 242.00 FEET); THENCE S.00°-55'-47"E., PARALLEL WITH THE EAST LINE OF SAID SECTION, 178.00 FEET (RECORDED AS S.01°-00'-07"E., 178.00 FEET); THENCE S.89°-42'-08"W., PARALLEL WITH SAID NORTH SECTION LINE, 165.00 FEET (RECORDED AS S.89°-37'-58"W., 165.00 FEET); THENCE N.00°-55'-47"W., PARALLEL WITH SAID EAST SECTION LINE, 178.00 FEET (RECORDED AS N.01°-00'-01"W., 178.00 FEET); THENCE S.89°-42'-08"W., ON AND ALONG SAID NORTH SECTION LINE, 914.00 FEET (RECORDED AS S.89°-37'-58"W., 914.00 FEET); THENCE S.00°-55'-47"E., PARALLEL WITH SAID EAST SECTION LINE, 182.00 FEET (RECORDED AS N.01°-00'-07"W., 182.00 FEET); THENCE S.89°-42'-41"W., PARALLEL WITH SAID NORTH SECTION LINE, 34.00 FEET (RECORDED AS S.89°-37'-58"W., 34.00 FEET); THENCE S.00°-55'-47"E., PARALLEL WITH SAID EAST SECTION LINE, 132.00 FEET (RECORDED AS N.01°-00'-41"W., 132.00 FEET); THENCE S.89°-42'-05"W., PARALLEL WITH SAID NORTH SECTION LINE, 594.00 FEET (RECORDED AS S.89°-37'-58"W., 594.00 FEET); THENCE S.00°-55'-47"E., PARALLEL WITH SAID EAST SECTION LINE, 386.00 FEET (RECORDED AS N.01°-00'-01"W., 386.00 FEET); THENCE N.89°-42'-08"E., PARALLEL WITH SAID NORTH SECTION LINE, 1949.00 FEET (RECORDED AS N.89°-37'-58"E., 1949.00 FEET); THENCE N.00°-55'-47"E., ON AND ALONG SAID EAST SECTION LINE, 700.00 FEET (RECORDED AS N.01°-00'-07"W., 700.00 FEET) BACK TO THE POINT OF BEGINNING

This property is located at 1982 E. Remus Rd.

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Peter Gallinat, Union Twp Planner

Union Township Public Hearing Notice – Variance

NOTICE is hereby given that a Public Hearing will be held on Wednesday, December 6, 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 11.7.A.3 as required by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by: McGurik Mini Storage, LLC: A variance from 11.7.A.3 for two additional free standing signs

Legal Description of property:

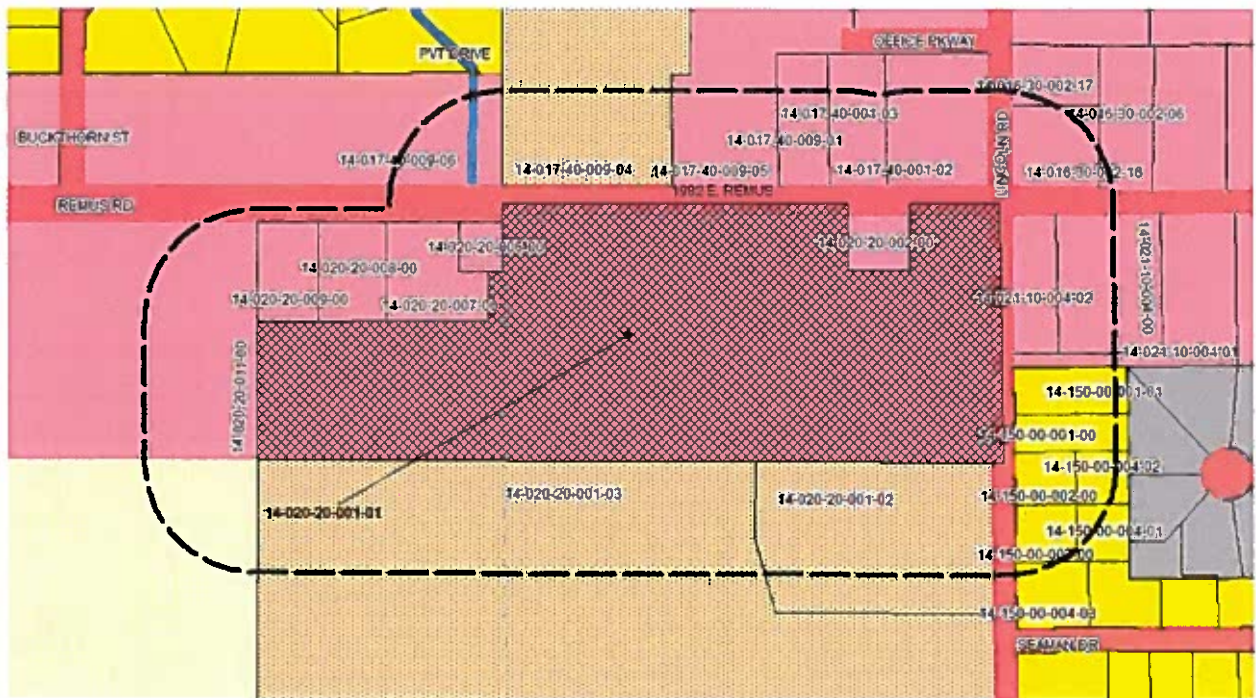
Part of the North 700.00 feet of the East 1949.00 feet of Section 20, Town 14 North, Range 4 West, described as: Beginning at the Northeast corner of said Section 20; thence South 89 degrees 58 seconds West along the North Section line, 242.00 feet; thence South 01 degrees 00 minutes 07 seconds East, parallel to the East Section line, 178.00 feet; thence South 89 degrees 37 minutes 58 seconds West, 165.00 feet; thence North 01 degree 00 minutes 07 seconds West, 178.00 feet to the North Section line; thence South 89 degrees 37 minutes 58 seconds West, along said North Section line, 914.00 feet; thence South 01 degrees 00 minutes 07 seconds East, 182.00 feet; thence South 89 degrees 37 minutes 58 seconds West, 34.00 feet; thence South 01 degrees 00 minutes 07 seconds East, 132.00 feet; thence South 89 degrees 37 minutes 58 seconds West, 594.00 feet; thence South 01 degrees 00 minutes 07 seconds East, 386.00 feet; thence North 89 degrees 37 minutes 58 seconds East, 1949.00 feet to the East Section line; thence North 01 degrees 00 minutes 07 seconds West, along said East Section line, 700.00 feet back to the Point of Beginning.

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Peter Gallinat, Union Twp Planner



The checked parcel represents the subject property. The colored property is zoned B-5 (Highway Business District) represented by the color pink. The yellow parcels are R-2A (One and Two Family, Low Density Residential District). The grey parcels are I-1 (Light Industrial District). The light brown parcels are R-3A (Multiple-Family Residential District). The off yellow colored parcels are R-1 (Rural Residential).

The dashed line represents owners within 300ft of the subject property receiving notice. The owner of the subject property is seeking a variance for additional free standing signage and an LED Billboard. The owner is also appealing an interpretation from the sign ordinance regarding billboards.

MCGUIRK MINI STORAGE INC
PO BOX 530
MT PLEASANT, MI 48804-0530

GREENSPACE INC
1982 E. REMUS RD.
MT PLEASANT, MI 48858

UNION FARMS LLC
1720 E. PICKARD RD.
MT PLEASANT, MI 48858

FIGG RICHARD & BETTY
1239 E. BROOMFIELD RD.
MT PLEASANT, MI 48858

FIGG RICHARD & BETTY
ARBORETUM APARTMENTS
6860 ST. ADREWS DR.
MT PLEASANT, MI 48858

SWINDLEHURST RICHARD
700 N. ISABELLA
MT PLEASANT, MI 48858

WIECZOREK STEVEN M.
767 S. DOE TRL
MT PLEASANT, MI 48858

UTTERBACK CURT J & ROBYN L
3397 S. LINCOLN RD.
MT PLEASANT, MI 48858

ISABELLA COMMUNITY CREDIT
UNION
P.O. BOX 427
2100 E. REMUS RD.
MT PLEASANT, MI 48804-0427

BRENDA ROBINSON, TRUSTEE
2970 GRANDE OAKS WAY
ORANGE PARK, FL 30003

MID MICHIGAN PROPERTY GROUP
2060 REMUS RD.
MT PLEASANT, MI 48858

SCOTLAND LEASING CORP
114 GRANT
ALMA, MI 48801

RI CS4 LLC
ATTN: PM DEPT #2500
11995 EL CAMINO REAL
SAN DIEGO, CA 92130

RYANS INVESTMENTS LLC
P.O. BOX 753
MT PLEASANT, MI 48804-0753

MCDONALDS CORPORATION (21-
1306)
P.O. BOX 182571
COLUMBUS, OH 43218-2571

MERCANTILE BANK
102 S. MAIN ST.
MT PLEASANT, MI 48858

TWENTY WEST PARTNERSHIP INC.
P.O. BOX 329
MOUNT PLEASANT, MI 48804-0329

VICTORY CHRISTIAN CENTER
2445 S. LINCOLN RD.
MT PLEASANT, MI 48858

MASS, MT. PLEASANT LLC
1845 BIRMINGHAM SE
LOWELL, MI 49331

ZENEBERG GAIL D
1688 E. REMUS
MT PLEASANT, MI 48858

PETRO-VEST OPERATING LLC
P.O. BOX 653
MT PLEASANT, MI 48804-0653

EDC INVESTMENTS, LLC
P.O. BOX 653
MT PLEASANT, MI 48804-0653

McGuirk Mini Storage Exchange
802 Bridge St, P.O. Box 644
Charlevoix, MI 49720

SUBJECT: D) VAR 2017-06 Variance for 2 additional freestanding signs

Location: 1982 E. Remus Rd.

Current Zoning: B-5 (Highway Business District)

Adjacent Zoning: B-5 and R-3A on the North across the road, B-5 and R-2A to the East, B-5 to the West and R-3A to the South

Future Land Use/Intent: Commercial: Shopping, office, and professional services with mixed residential uses

Current Use: Multi tenant business offices (under construction)

Reason for Request: Applicant request to place 2 additional free standing signs at each entrance from the road of the business.

History: Applicant has applied for and been granted one (1) free standing sign on the property as allowed per the Sign Ordinance.

Objective of board: Grant or deny the variance with reasons stated as to why. After hearing the application the board may adjourn the hearing in order to permit the obtaining of additional information.

Recommend postponing decision for free standing signage until able to review a complete sign package for the entire site that would include wall signage as well as free standing signage.

- Applicant has indicated that wall signage will be used for the buildings.
- Reviewing a sign package that includes all signs at once allows the ZBA to review a complete plan for signage versus a new variance request for each new sign.

**NOTICE OF APPEAL
Charter Township of Union**

ZONING BOARD OF APPEALS

11/8/2017

DATE: _____

I (we) McGuirk Mini Storage Exchange, LLC P.O. Box 530 Mt. Pleasant, MI 48804
Name Address

owners of property at 1982 Remus Road. Mt. Pleasant, MI 48858

the legal description is: Permanent Parcel Number 14-020-20-001-01 Full legal
description is set forth in Attachment A

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 _____
 See Attachment E

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?

See Attachment B

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

See Attachment B

- 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?

See Attachment B

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. See Attachment D

g. Date property was acquired 08/03/2017

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 _____


Signature of Applicant

Joined in this application by Johnson Outdoor Digital

By:  _____

Gary L. Johnson

ATTACHMENT A

The following described premises: Township of Union, County of Isabella, State of Michigan, Township of Union, County of Isabella, State of Michigan:

Part of the North 700.00 feet of the East 1949.00 feet of Section 20, Town 14 North, Range 4 West, described as: Beginning at the Northeast corner of said Section 20; thence South 89 degrees 37 minutes 58 seconds West along the North Section line, 242.00 feet; thence South 01 degrees 00 minutes 07 seconds East, parallel to the East Section line, 178.00 feet; thence South 89 degrees 37 minutes 58 seconds West, 165.00 feet; thence North 01 degrees 00 minutes 07 seconds West, 178.00 feet to the North Section line; thence South 89 degrees 37 minutes 58 seconds West, along said North Section line, 914.00 feet; thence South 01 degrees 00 minutes 07 seconds East, 182.00 feet; thence South 89 degrees 37 minutes 58 seconds West, 34.00 feet; thence South 01 degrees 00 minutes 07 seconds East, 132.00 feet; thence South 89 degrees 37 minutes 58 seconds West, 594.00 feet; thence South 01 degrees 00 minutes 07 seconds East, 386.00 feet; thence North 89 degrees 37 minutes 58 seconds East, 1949.00 feet to the East Section line; thence North 01 degrees 00 minutes 07 seconds West, along said East Section line, 700.00 feet back to the Place of Beginning.

SURVEY DESCRIPTION: A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 20, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS; COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S.89°-42'-08"W., ON AND ALONG THE NORTH LINE OF SAID SECTION, 242.00 FEET (RECORDED AS S.89°-37'-58"W., 242.00 FEET); THENCE S.00°-55'-47"E., PARALLEL WITH THE EAST LINE OF SAID SECTION, 178.00 FEET (RECORDED AS S.01°-00'-07"E., 178.00 FEET); THENCE S.89°-42'-08"W., PARALLEL WITH SAID NORTH SECTION LINE, 165.00 FEET (RECORDED AS S.89°-37'-58"W., 165.00 FEET); THENCE N.01°-00'-01"W., PARALLEL WITH SAID EAST SECTION LINE, 178.00 FEET (RECORDED AS N.01°-00'-01"W., 178.00 FEET); THENCE S.89°-42'-08"W., ON AND ALONG SAID NORTH SECTION LINE, 914.00 FEET (RECORDED AS S.89°-37'-58"W., 914.00 FEET); THENCE S.00°-55'-47"E., PARALLEL WITH SAID EAST SECTION LINE, 182.00 FEET (RECORDED AS N.01°-00'-07"W., 182.00 FEET); THENCE S.89°-42'-08"W., PARALLEL WITH SAID NORTH SECTION LINE, 34.00 FEET (RECORDED AS S.89°-37'-58"W., 34.00 FEET); THENCE S.00°-55'-47"E., PARALLEL WITH SAID EAST SECTION LINE, 132.00 FEET (RECORDED AS N.01°-00'-07"W., 132.00 FEET); THENCE S.89°-42'-08"W., PARALLEL WITH SAID NORTH SECTION LINE, 594.12 FEET (RECORDED AS S.89°-37'-58"W., 594.00 FEET); THENCE S.00°-55'-47"E., PARALLEL WITH SAID EAST SECTION LINE, 386.00 FEET (RECORDED AS N.01°-00'-01"W., 386.00 FEET); THENCE N.89°-42'-08"E., PARALLEL WITH SAID NORTH SECTION LINE, 1949.12 FEET (RECORDED AS N.89°-37'-58"E., 1949.00 FEET); THENCE N.00°-55'-47"E., ON AND ALONG SAID EAST SECTION LINE, 700.00 FEET (RECORDED AS N.01°-00'-07"W., 700.00 FEET) BACK TO THE POINT OF BEGINNING

ATTACHMENT – B

This request relates to an administrative denial issued by Peter Gallinat Union Township planner, in a letter dated 10/31/2017 to Johnson Outdoor Digital. The denial letter sets forth 3 items which the applicants request be review by this zoning board of appeals. The denial letter seeks to deny Johnson Outdoor Digital a sign permit submitted for consideration on October 18th, 2017. A copy of the sign permit application is attached as ATTACHMENT D.

Co-Applicant Johnson Outdoor Digital sought to install a low profile 100 sq. ft. sign. See attached artwork. The entrance signs will be for M-20 and Lincoln Roadway a copy of the denial letter is attached in ATTACHMENT C.

The denial is based upon three reasons stated as follows:

- A. Township allows 1 elevated per lot for an intended business.**
- B. Message center signs shall be a part of freestanding sign. The changeable message portion shall not exceed 1/3 of the sign area. No section of the ordinance was cited but applicants believe the denial is based upon Section 11.7.5 a;b.**
- C. Proposed entrance sign would only enhance the community and identify the plaza in the proper way. The identity plaza sign has nothing to do with the tenant signs. The tenant sign would be located within a street once traffic is into the plaza area.**

The Applicants dispute this rationale as described as follows:

The Applicants request is pursuant to section 5.6 for a variance for relief from 11.7.A.3, which limits the property owner to one free standing sign per lot/parcel or integrated business of the total number of individual lots/parcels or multiple users. In support of this variance request, applicant states.

- A. Special conditions exist that are peculiar to the land involved. The parcel at issue is located in the B-5 zoning district. It also abuts two separate roadways; M-20 and Lincoln Road. Majority of B-5 parcels in the vicinity of the subject parcel is not visible per se at the intersection of M-20 and Lincoln Road due to the extreme commercial building (s) on the corner. No other property in the B-5 zone in this area present with the same circumstances of this large parcel.**
- B. The literal interpretation of 11.7.A.3. would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. The intent of Section 11 is to provide signage adequate to allow the motoring public to reasonably identify a business or businesses. All the smaller parcels in the B-5 zone are adequately served by a single free-standing sign. However, the subject parcel will have multiple entrances from different public highways or roadways. Having increase likelihood of driver confusion through poor identification of businesses and lack of adequate information being provided to the general public, which is contrary. The section 11.1; to the intent of purpose. Statement there by discriminatory against the applicant because the subject parcel's uniqueness in comparison to other similar zoned parcels.**
- C. The special conditions and circumstances do not occur as result of the census of the applicant. The geographical location and physical characteristics of the subject parcel existed at the time of purchase of the property by the current owner.**
- D. Granting the variance does not offer this applicant any special privileges denied by this ordinance to other lands, structure's, or buildings in the same zoning district. No other parcel of this size exists adjacent to the public right a way's in the area where the subject parcel is located. No other parcel would have the same need.**

The applicants dispute this rationale as described as follows:

- 1. The entrance signs are within the square footage allowed in the sign ordinance 2 – ie. 100 sq ft. No one sign will exceed this size.**
- 2. The applicant has also incurred a hardship because the Township has no ordinance to allow or deny the request for plaza identity signs.**

- 3. By granting this variance it would only enhance and properly direct traffic and identify the plaza with in the Township.**

ATTACHMENT C




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

Johnson Outdoor digital
5555 E. 13 Mile Rd
Paris, MI 49338

10/31/2017

I have reviewed your three (3) sign applications for Union Plaza. All 3 applications are for freestanding ground signs for an integrated group business. All three (3) signs are under the maximum 150SF area and maximum height of 18ft. Two (2) of the free standing ground signs have a message center component. The message center portion is allowed and does not exceed 1/3 of the sign area.

At this time only 1 application may be approved. The Township Ordinance allows for only one (1) freestanding elevated or ground sign per lot/parcel or integrated business regardless of the total number of individual lots/parcels or multiple users sharing the business parcel. (Section 11.7.A.3.a) Please let me know if you wish to proceed with one, all or none of the signs. If you desire you may seek a variance from Section 11 for the additional signs as well. Application for a variance is on our website. If you have comments questions or concerns please let me know.

Twp Planner

Peter Gallinat

Attachment D

UNION TOWNSHIP SIGN PERMIT

Permit #: Official Use
 Zoning
 Parcel ID:
 1. Application Date:
 10/18/17

2. Applicant: John & Julie Dick Owner / Job Name: McGuirk Plaza
 3. Address: 5555 E. 13 Mile Rd. 6. Sign Address: 3027 S. LITTLE ROCK
 4. City State Zip: Paris, MI 49338 7. Greatest dimension of Building (height, width, or length):

FREE STANDING SIGN (Only one per parcel)

If there are no existing freestanding, elevated or ground signs complete items 5-10. If you are completely REPLACING the existing sign begin at #1 Replacement?

1. Existing SqFt: NEW 2. Existing Height: NEW 3. Existing Front Setback: NEW
 4. Existing Side Setback: NEW Note: Side setback is from property line closest to sign. Front setback is from the centerline of road.
 5. Ground, Elevated or Billboard? Ground 6. Height: 18 Above Freeway 7. SqFt: 100 SqFt
 8. Front Setback: 9. Side Setback: Side Direction: 10. Message Center 11. Lighted

WALL SIGNS

1. Existing Wall #1 SF: 2. New wall #1 SqFt: 3. Replacement?
 4. Existing Wall #2 SF: 5. New Wall #2 SqFt: 6. Replacement?
 7. Side Entrance SF: (Permitted only when 2nd entrance is at side or rear, for public use and is served by a parking lot. Square footage included in maximum aggregate.)

Other Types - Awning, Marquee, Suspended, Subdivision ID, Temporary (A-frame, Banner, Trailer, Wind)

Other type #1: Other Type #2: Other Type #3:
 Other 1 SqFt: Other 2 SqFt: Other 3 SqFt:
 For temporary signs only Expires On:

Variance Req? ZBA Date: Variance Result:

Comment:

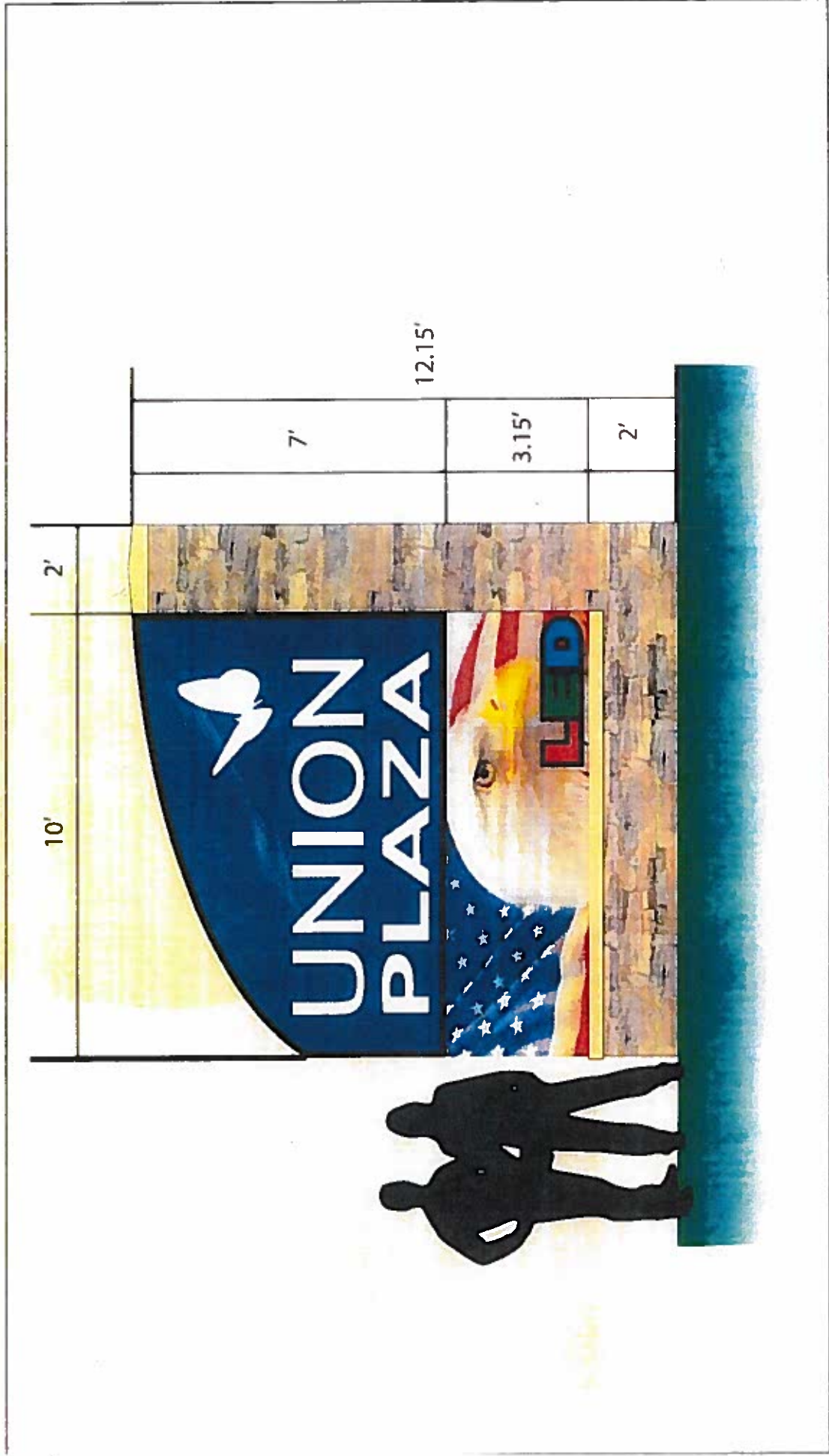
Total Cost of Sign(s): 31,000 Applicant Signature: [Signature] Date: 10/23/17

Sign Permit Fee:

I certify all information provided is correct. False or inaccurate information shall void this permit and may result in removal of any work done under this permit. Return to 2010 S. Lincoln Rd. MI President, MI 48968 or FAX to (517) 773 1988

Approval Date: Approval Signature:

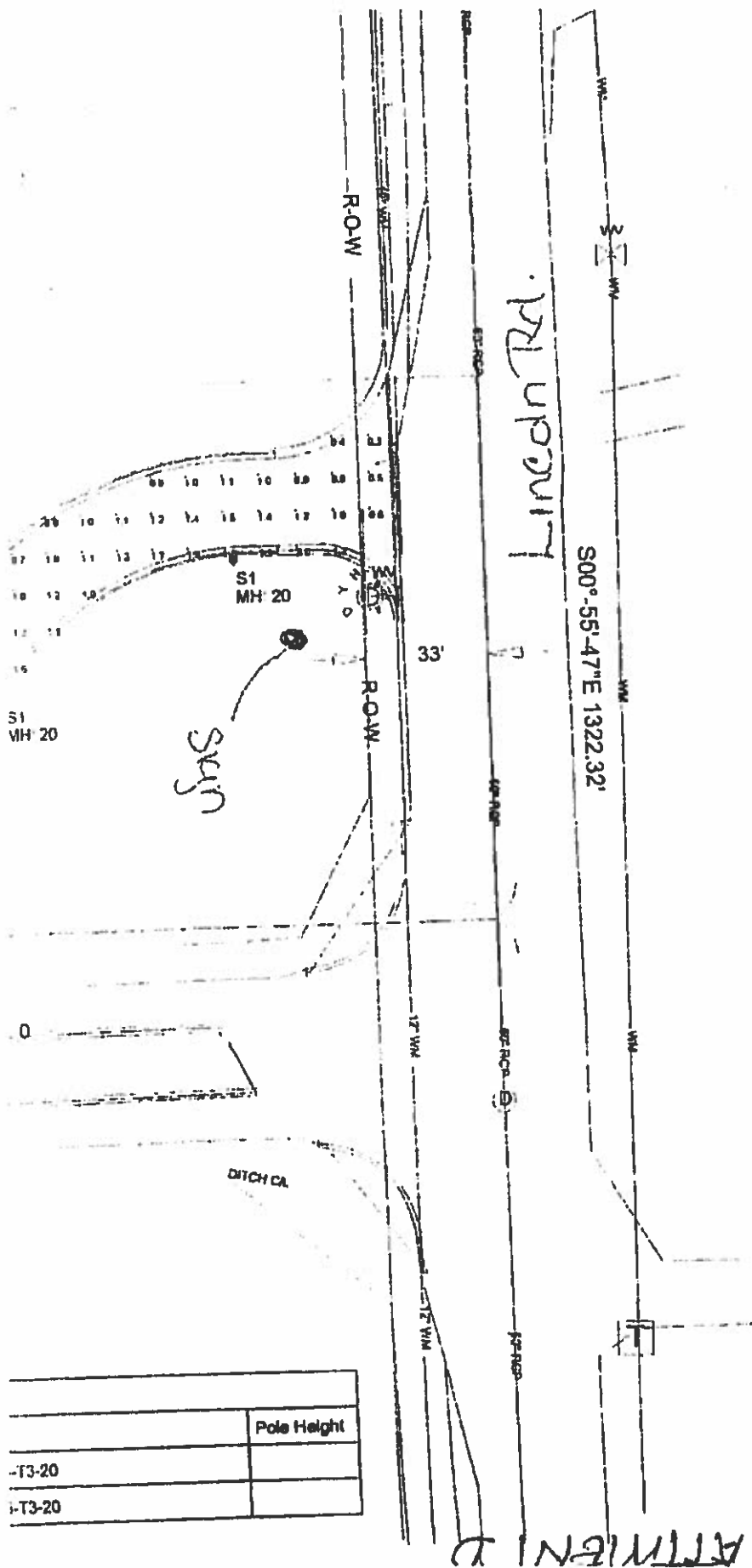
Customer: Mcguirk Location: _____ Date: 10/18/17



Johnson
OUTDOOR DIGITAL
State Licensed Contractors
(231) 796-8880
www.johnsonoutdoordigital.com

FAX #: 231-796-8889 If the advertisements are to satisfaction, please sign and fax or email to **David@johnsonoutdoordigital.com**

Customer signature: _____



Mcguirk Properties

Issued Date

08.21.17

Revisions

Drawn by
Alan Searcy

Soles

Attachment D

UNION TOWNSHIP SIGN PERMIT

Permit #: Official Use <input type="checkbox"/> Zoning <input type="checkbox"/> Parcel ID: <input type="checkbox"/> 1. Application Date: <input type="text" value="10/18/17"/>	2. Applicant <input type="text" value="Johnson Outdoor Displays"/> Owner / Job Name 3. Address <input type="text" value="5555 E. 13 Mile Rd."/> 4. City State Zip <input type="text" value="Paris, MI 49338"/>	6. Sign Address <input type="text" value="1935 E. Remick"/> 7. Greatest dimension of Building (height, width, or length) <input type="text"/>
---	--	--

FREE STANDING SIGN (Only one per parcel)

If there are no existing freestanding, elevated or ground signs complete items 5-10. If you are completely REPLACING the existing sign begin at #1 Replacement?

1. Existing SqFt <input type="text" value="NEW"/>	2. Existing Height: <input type="text" value="NEW"/>	3. Existing Front Setback <input type="text" value="NEW"/>
4. Existing Side Setback: <input type="text" value="NEW"/>	Note: Side setback is from property line closest to sign. Front setback is from the centerline of road.	
5. Ground, Elevated or Billboard? <input type="text" value="Ground"/>	6. Height <input type="text" value="A"/> Above Freeway <input type="checkbox"/>	7. SqFt <input type="text" value="1000 sq ft"/>
8. Front Setback <input type="text"/>	9. Side Setback <input type="text"/>	Side Direction <input type="text"/>
		10. Message Center <input checked="" type="checkbox"/>
		11. Lighted <input checked="" type="checkbox"/>

WALL SIGNS

1. Existing Wall #1 SF <input type="text"/>	2. New wall #1 SqFt <input type="text"/>	3. Replacement? <input type="checkbox"/>
4. Existing Wall #2 SF <input type="text"/>	5. New Wall #2 SqFt <input type="text"/>	6. Replacement? <input type="checkbox"/>
7. Side Entrance SF: <input type="text"/>	(Permitted only when 2nd entrance is at side or rear, for public use, and is served by a parking lot. Square footage included in maximum aggregate.)	

Other Types - Awning, Marquee, Suspended, Subdivision ID, Temporary (A-frame, Banner, Trailer, Wind)

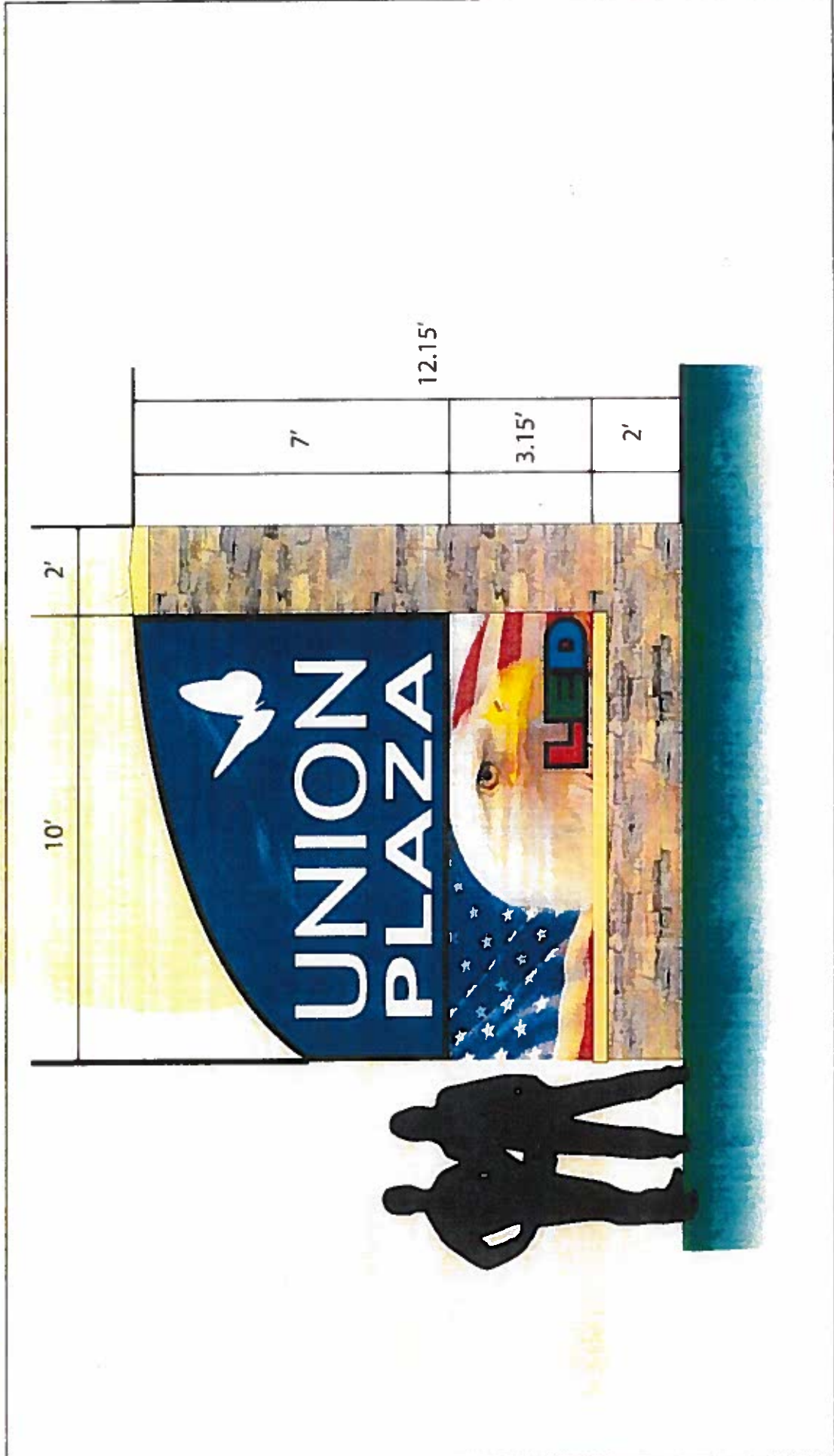
Other type #1 <input type="text"/>	Other Type #2 <input type="text"/>	Other Type #3 <input type="text"/>
Other 1 SqFt <input type="text"/>	Other 2 SqFt <input type="text"/>	Other 3 SqFt <input type="text"/>
For temporary signs only Expires On <input type="text"/>		

Variance Req? <input type="checkbox"/>	ZBA Date <input type="text"/>	Variance Result: <input type="text"/>
Comment <input type="text"/>		

Total Cost of Sign(s) <input type="text" value="\$36,900.00"/>	Applicant Signature <input type="text" value="[Signature]"/>	Date <input type="text" value="10/23/17"/>
Sign Permit Fee <input type="text"/>	I certify all information provided is correct. False or inaccurate information shall void this permit and may result in removal of any work done under this permit. Return to: 2010 S. Lincoln Rd MI Pleasant, MI 48058 or FAX to (517) 773 1988	

Approval Date <input type="text"/>	Approval Signature <input type="text"/>
------------------------------------	---

Customer: Mcguirk Location: _____ Date: 10/18/17

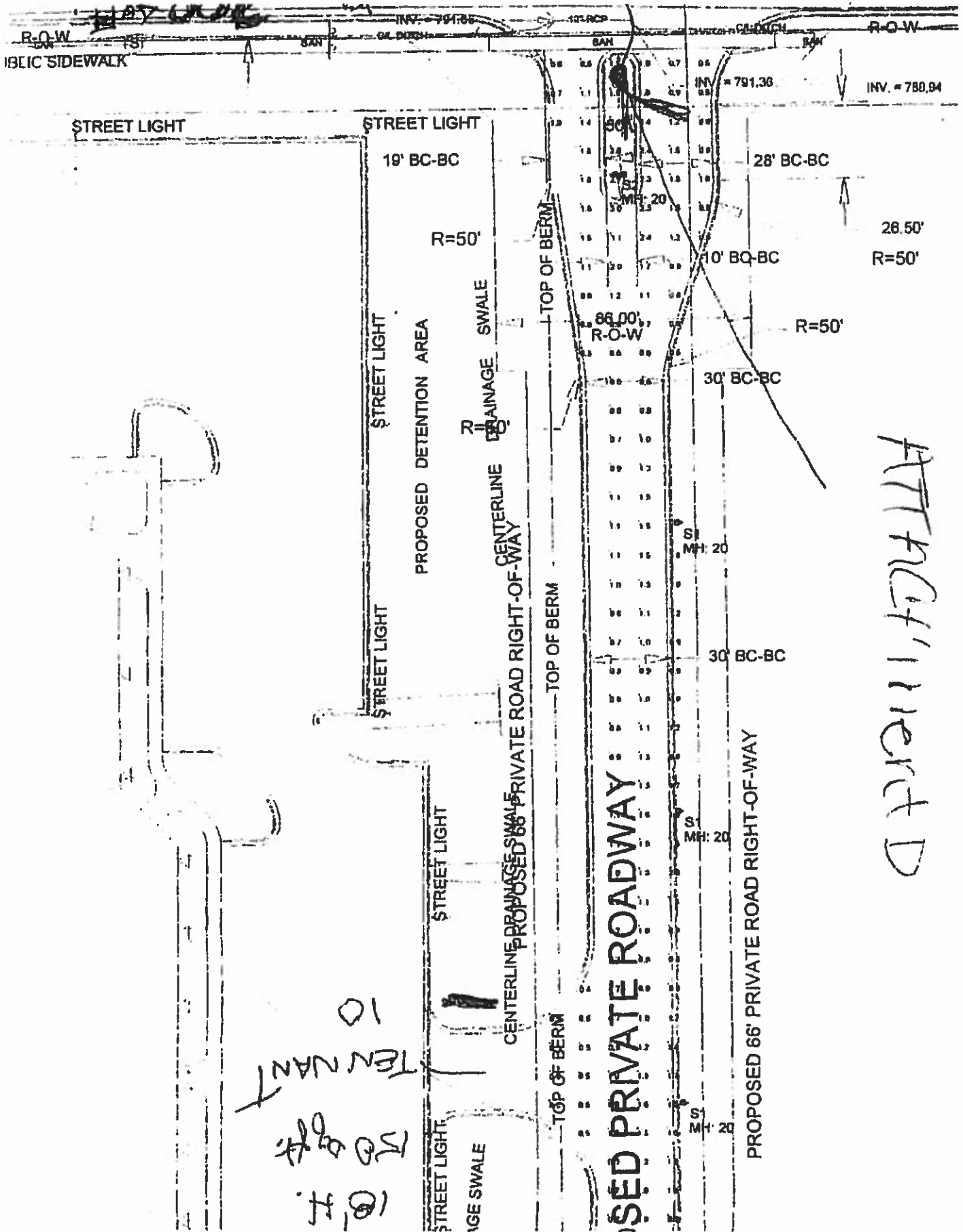


FAX #: 231-796-8889 If the advertisements are to satisfaction, please sign and fax or email to **David@johnsonoutdoordigital.com**

Johnson
OUTDOOR DIGITAL
State licensed Contractors
(231) 796-8880
www.johnsonoutdoordigital.com

Customer signature: _____





ATTACHED MERIT D

- 1. Zoning for Union Plaza is zoned B-5 (highway business)**
- 2. Variance – due to the uniqueness of this property identifying signs are needed from M-20 (Remus) & Lincoln Rd.**
- 3. It will not alter any adjacent property it will identify both entrances**
- 4. Union Township does not allow plaza identity signs and there are other plazas that have identity signs.**
- 5. Granting this would not set presentence of any adjacent property because of the uniqueness of the plaza settings**

Facts:

- 1. The ordinance does not allow plaza signage, Plaza signage or entrance signs need to be added.**
- 2. Fact: Circumstances are critical to direct traffic at this location.**
- 3. Fact: Entrance signs will only enhance properties.**
- 4. Fact: Revisit and regulate plaza signs.**
- 5. Fact: Granting the variance will only help the people in the community.**

SUBJECT: E) VAR 2017-07 Variance for wall sign with message center component

Location: 3700 E. Deerfield Rd.

Current Zoning: R-3A (Multiple-Family Residential District)

Adjacent Zoning: CMU and City of Mt. Pleasant on the North across the road, B-5 and R-2B to the East, R-3A to the West and R-4 to the South

Future Land Use/Intent: A-3 (Agricultural): Buffer existing agricultural or undeveloped land from new development. Desired uses in this area follow the existing zoning.

Current Use: Multiple-Family dwellings of five or more units (Special Use)

Reason for Request: Applicant request to place a wall sign on the office building for the apartment complex with an LED component.

History: Applicant received site plan approval for the construction of additional Apartment buildings in 2016.

Objective of board: Grant or deny the variance with reasons stated as to why. After hearing the application the board may adjourn the hearing in order to permit the obtaining of additional information.

Recommend denial of VAR 2017-07

- Applicant is allowed to have wall sign on office building to promote identification of Office building.
- Applicant is currently allowed to have a lighted free standing sign near road to increase visibility of location of the apartment complex.

Peter Gallinat

Twp Planner

NOTICE OF APPEAL
Charter Township of Union

ZONING BOARD OF APPEALS

DATE: 10/26/17

I (we) D+D REAL ESTATE INV.
Name Address

owners of property at 3700 E Deerfield Rd Mt Pleasant, MI

the legal description is: LEXINGTON RIDGE + THE COLLOBE
OF LEXINGTON RIDGE.

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 _____

DESCRIPTION	REQUIRED	DESIRED (I can only provide X)	VARIANCE (= Required - Desired)
Example - Side Yard	10 feet	8 feet	2 feet
Wall Sign	50 overall sign 1/3 EMC	50 square feet EMC	25 FEET + 25' TOTAL

50th EMC
① SINGLE SIDED

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?

VERY LARGE LOT WITH MULTIPLE BUILDINGS + ENTRANCES

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

SAFETY - WE NEED A SIGN THAT CAN BE READ CLEARLY + SAFELY FROM PASSOR BYES

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? SAFETY

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 1997

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 _____
Signature of Applicant _____



SIGNIMAGE

VISUAL COMMUNICATIONS GROUP

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CUSTOMER LEWISTON RIDGE COMPLEX	DESCRIPTION
ADDRESS 3700 E DEERFIELD RD	APPROVED BY
SIGN TYPE AERIAL SITE VIEW	SALES REP JOHN EGGERS
	DRAWN BY MIM B.
	INSTALLER

Union Township Public Hearing Notice – Variance

NOTICE is hereby given that a Public Hearing will be held on Wednesday, December 6, 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 11.10.a. as required by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by: D & D Real Estate Inn: A variance from section 11.10.a. Wall sign with Message center component

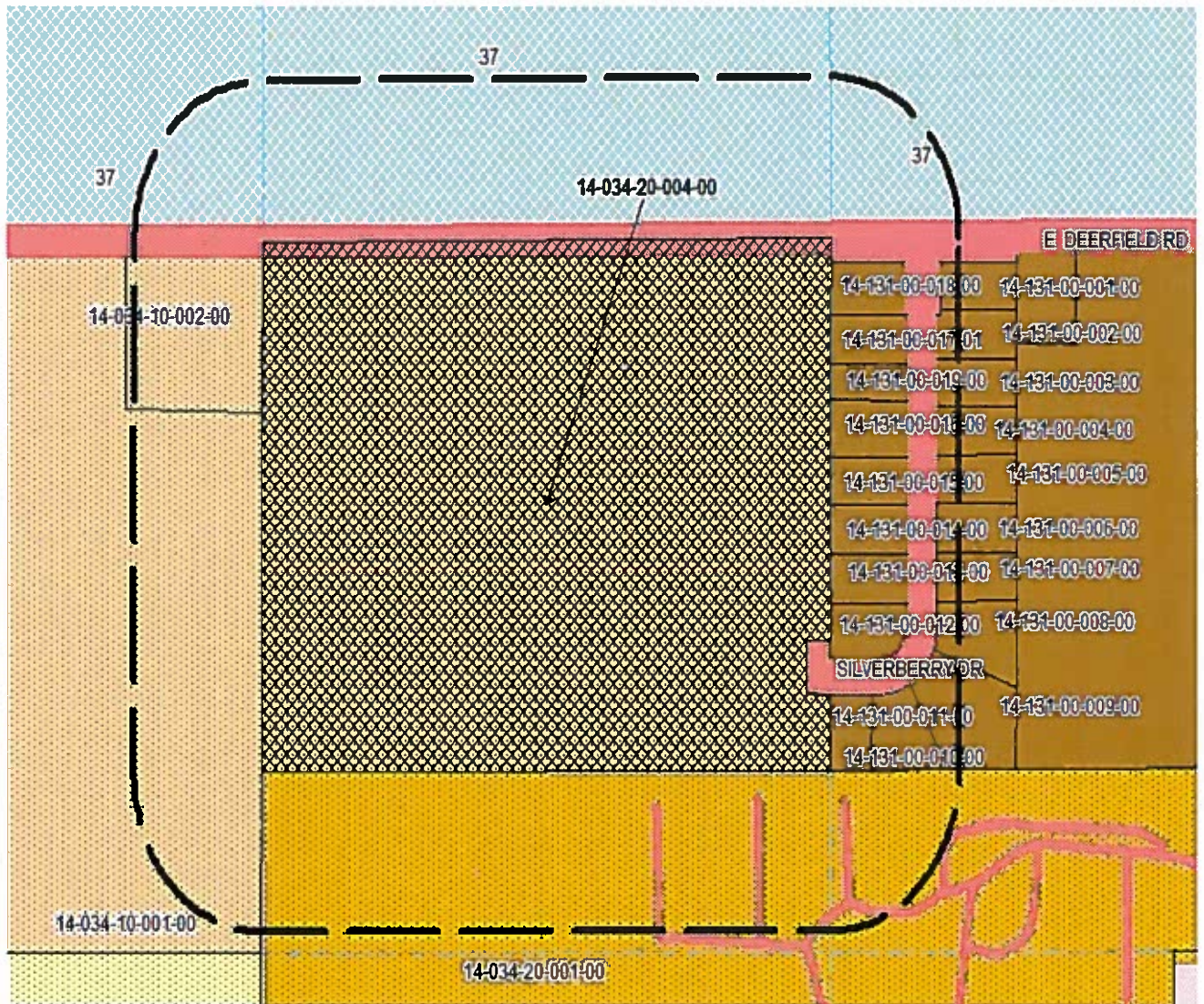
Legal Description of property: T14N R4W, SEC 34, W 40 ACRES OF N 60 ACRES OF NE 1/4 ; EXC BEG AT A POINT WHICH IS ON N LINE OF SEC 34, 1328.63 FT E FROM N 1/4 COR OF SAID SEC TH CONTINUING E, 438 FT; TH S, 995.36 FT; TH W, 438 FT; TH N, 995.26 FT TO POB

This property is located at 3700 E. Deerfield 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 checked parcel represents the subject property. The subject property is zoned R-3A(Multiple Family Residential District) which are colored sandy yellow. The blue parcels are located in the City of Mt. Pleasant The orange parcels are zoned R-4A (Mobile Home Park District)The brown parcels represent R-2B (One-and Two-Family , Medium-Density Residential District). The dashed line represents owners within 300 feet of the subject property. The owner of the subject property is seeking a variance for a message center wall sign from the Zoning Ordinance.

American Mitsuba Corp
2945 Three Leaves Dr.
MT PLEASANT, MI 48858

Central Michigan University
1303 W. Campus Dr.
Mt. Pleasant, MI 48858

Central Michigan University
1303 W. Campus Dr.
Mt. Pleasant, MI 48858

Deerfield Village LLC
P.O. Box 222
MT PLEASANT, MI 48804-0222

Pleasant Ridge Estates
5280 S. Mission Rd.
Mt. Pleasant, MI 48858

Lexington Ridge Apts LLC
5770 Carriage Lane
MT PLEASANT, MI 48858

First Cecilia M
5165 Silverberry Dr.
Mt. Pleasant, MI 48858

Cole James, Beverly & Nicholas
2185 Silverberry Dr.
Mt. Pleasant, MI 48858

Calkins James R II
5155 Silverberry Dr.
Mt. Pleasant, MI 48858

Recker Steven L
5146 Silverberry Dr.
Mt. Pleasant, MI 48858

Shackelford Steven R & Heather L
5141 E. Silverberry Dr.
Mt. Pleasant, MI 48858

Wale Larry
5126 Silverberry Dr.
Mt. Pleasant, MI 48858

Lau Lori Lee
5121 Silverberry Dr.
Mt. Pleasant, MI 48858

Adams Susan
5106 Silverberry Dr.
Mt. Pleasant, MI 48858

Rowe Robert L III
5101 Silverberry Dr.
Mt. Pleasant, MI 48858

Cornett Billy J.
5086 Silverberry Dr.
Mt. Pleasant, MI 48858

Rustin Sherry
5081 Silverberry Dr.
Mt. Pleasant, MI 48858

Cronstrom Eric G & Jane Marie
5028 Silverberry Dr.
Mt. Pleasant, MI 48858

Liesen Kimberly K.
5069 Silverberry Dr.
Mt. Pleasant, MI 48858

Tolas Land Development Inc
306 E. Broadway St. Suite #1
Mt. Pleasant, MI 48858

Rural Development Agency
4300 Goodfellow Blvd.
St. Louis, MO 63120-1703

Mathieu Keith A & Muriel N
5018 Silverberry Dr.
Mt. Pleasant, MI 48858

Walnut Court LLC
619 S. Mission Rd.
Mt. Pleasant, MI 48858

Hauck Neal & Roger
1150 E. River Rd.
Mt. Pleasant, MI 48858