



ZONING BOARD OF APPEALS
Regular Meeting
January 3, 2018
7:00p.m.

1. **CALL MEETING TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES DECEMBER 06, 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. **PUBLIC HEARINGS**
9. **NEW BUSINESS**
 - A. **TXT INT 2017-02 1239 E. Broomfield Rd. Owner Richard Figg Interpret Section 8.325 Sidewalks.(Action: Hold Public Hearing)**
 - B. **VAR 2017-08 5760 E. Pickard Rd. Owner Bells and Birds Inc. Variance for free standing elevated height exceptions.(Action: Hold Public Hearing)**
10. **OTHER BUISINESS**
 - A. **VAR 2017-06 Tabled from 12-06-2017 meeting. No Action tonight)**
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 December 6, 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 Bryan Mielke, Andy Theisen, and Tim Warner

Excused: Paul Gross

Others Present

Peter Gallinat, Jennifer Loveberry, Alternate – Sheahan-Stahl

In the absence of Paul Gross, Chair Warner called Alternate Andy Theisen to the table to be the fifth voting member.

Approval of Minutes

Darin moved Theisen supported the approval of the October 4, 2017 minutes as presented.

Vote: Ayes: 5 Nays 0. Motion carried.

Correspondence / Board Reports

Township Planner reminded ZBA members that have terms expiring to fill out a new application to be considered for reappointment.

Approval of Agenda

Hunter moved Mielke supported to approve the agenda with a minor changing the order of the public hearings, moving TXT INT 2017-02 and VAR 2017-08. Vote: Ayes: 5 Nays 0. Motion carried.

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

Open – 7:05 p.m.

No comments were offered.

Public Hearings

- A. TXT INT 2017-02 1239 E. Broomfield Rd. Owner: Richard Figg - Interpret Section
8.325 Sidewalks
Open 7:07 Closed 7:08
Gordon Bloom, Attorney representing the applicant, confirmed with the Board that he would have the opportunity to speak at the January 2018 when the ZBA deliberates and acts on this variance.

- B. VAR 2017-05 1982 E. Remus Rd. 5760 E. Pickard Rd. Owner: Bells and Birds Inc. –
Variance for free standing elevated height exceptions
Open 7:07 Closed 7:08 – No comments were offered.

- C. ADM RV 2017-01 1982 E. Remus Rd. Owner: McGuirk Mini Storage LLC – Review Administrative denial of LED Billboard
Open 7:11 Closed 7:14
Terry Heiss, 688 Cascade West Pkwy SE, Grand Rapids, MI - Attorney for applicant and co applicant, addressed staff comments in zba packet.
- D. VAR 2017-05 1982 E. Remus Rd. Owner: McGuirk Mini Storage LLC Variance for LED Billboard Sign
Open 7:16 Closed 7:16 – No comments were offered.
- E. VAR 2017-06 1982 E. Remus Rd. Owner: McGuirk Mini Storage LLC – Variance for 2 additional free standing signs
Open 7:17 Closed 7:17 – No comments were offered.
- F. VAR 2017-07 3700 E. Deerfield Rd. Owner: D & D Real Estate Inn. – Variance for wall sign with message center component.
Open 7:18 Closed 7:23
Brian Partie, 5730 Carriage – Commented on ordinance.
John Eggers Sign Images Saginaw- Commented on setback beyond right of way.

New Business

A. 2018 ZBA Schedule

Theisen moved Mielke supported to approve the proposed 2018 regular scheduled meetings. Vote: Ayes: 5 Nays: 0. Motion carried.

B. ADM RV 2017-01

Hunter moved Theisen supported to agree to the error of definition verbiage of message center /billboard. Vote: Ayes: 5 Nays: 0. Motion carried.

Theisen moved Hunter supported to approve that the error does not change the degree of non conformity, stating that the application should have been issued. Vote: Ayes: 2 Nays: 3. Motion denied.

C. VAR 2017-05 Owner: McGuirk Mini Storage LLC – Variance for 2 additional free standing signs

Location: 1982 E. Remus Rd.

Theisen moved Hunter supported to approve granting Variance 2017-05 1982 E. Remus Rd., McGuirk Mini Storage LLC installing one non-conforming LED billboard sign and removing the 2 legal non-conforming billboard signs; replacing the two legal non-conforming billboards decreases the level on non-conformity by replacing with one non-conforming LED billboard sign. Conditions of the variance include: the setback adjusted to 50' from the right of way, and that the billboard's regulations follow the MI Highway Advertising Act.

Vote: Ayes: 4 Nays: 1. Motion carried.

Gallinat stated that there would be a 21 day appeal period, after the minutes are approved, before the decision is Final.

D. VAR 2017-06 McGuirk Mini Storage LLC – Variance for 2 additional free standing signs.

Location: 1982 E. Remus Rd.

Mielke moved Theisen supported to table VAR 2017-06 McGuirk Mini Storage LLC – Variance for 2 additional free standing signs per applicant and ZBA members. **Vote: Ayes: 5 Nays: 0. Motion carried.**

E. VAR 2017-07. Owner: D & D Real Estate Inn. – Variance for wall sign with message center component.

Location: 3700 E. Deerfield Rd.

Hunter moved Theisen supported the 50 sq ft LED message wall sign on North side of Building A as presented. Stating the following reason from section 5.8C: a. The only special conditions and circumstances existing peculiar to the land, structure, or building involved that are not applicable to other lands, structures or buildings in the same Zoning District is that the current structure has a variance for a setback and the property a variance for lot size – the pathway is the special condition. **Vote: Ayes: 5 Nays: 0. Motion carried.**

Gallinat stated that there would be a 21 day appeal period, after the minutes are approved, before the decision is Final.

Other Business

Extended Public Comment

Open 10:16 p.m.

No comments were offered.

Final Board Comment

Darin & Mielke commented on meeting.

Adjournment

Chair Warner adjourned the meeting at 10:21 p.m.

APPROVED BY:

Mike Darin –Secretary
Jake Hunter – Vice Secretary

(Recorded by Jennifer Loveberry)

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	12/31/2019
2	Richard	Klumpp	12/31/2019
3	Andy	Theisen	12/31/2019
Hannah's Bank 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

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

Meeting 01/03/2018

FROM: Township Planner

NEW BUSINESS

SUBJECT: A) TXT INT 2017-02 Interpretation of Section 8.325

Location: 1239 E. Broomfield Rd.

Current Zoning: R-1 (Rural Residential District)

Adjacent Zoning: AG to the South across the road, R-2A to the East, R-2A and R-1 to the West and R-1 to the North

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

Current Use: Riverwood Resort

Reason for Request: Interpretation of section 8.325 of the Zoning Ordinance

History: Beginning in 2010 the Planning Commission made sidewalks a requirement with site plan approval. Applicant has had a site plan application approved with sidewalks required. We had previously held a public hearing for this item at our December 2017 meeting.

Objective of board: Determine if the Planning Commission has the authority from Section 8.325 from the Zoning Ordinance to sidewalks a part of site plan approval.

It is my recommendation that the planning commission has the authority from section 8.325 to require sidewalks with site plan approval.

NOTICE OF APPEAL
Charter Township of Union

ZONING BOARD OF APPEALS

DATE: 11-14-17

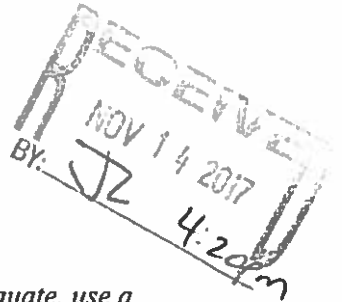
I (we) Richard C. Figg - 1239 E. Broomfield Rd./Mt. Pleasant
Name Address

owners of property at 1239 E. Broomfield Rd. / Mt. Pleasant, MI. 48858

the legal description is: See attached: Exhibit one.

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) We are seeking a variance from the sidewalk requirement section 8,325 of the Charter Township of Union Zoning ordinance. We are seeking interpretation of the language of section 8,325 of the Charter Township of Union Zoning Ordinance and; we are seeking administrative review of the Planning Commission's requirement for the construction of the sidewalk pursuant to the sidewalk ordinance (Ordinance 2009-03) and section 8,325 of the Charter Township of Union Zoning Ordinance.

- a. Provision of the Zoning Ordinance from which a variance is sought _____
The application of the township sidewalk ordinance (Ordinance 2009. and Section 8.325 of the Charter Township of Union Zoning Ordinance

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 presence of a Driving Range and golf hole in the near vicinity of the Proposed Sidewalk that would make pedestrian traffic a Hazardous Situation.

- 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 of these special conditions are the direct result of actions taken by the applicant.

- 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 difficulties would be obtaining premises liability insurance for the applicant, given the configuration of the golf course, the driving range and the proposed sidewalk.

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 1960

II. Appeal for Interpretation

Relating to enforcement of the Zoning Ordinance

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

8.325

b. Describe if interpretation of district map

Section 8.325 applies to by its express and unambiguous language applies to "NEW CONSTRUCTION or ADDITIONS"! This is neither new construction nor an addition. This project merely replaces what already existed and therefore by its own terms-section 8.325 does not apply.

III. Administrative Review

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

The language appealed here is the portion of section 8.325 where the Planning Commission is given the power to "...amend or waive the standards of the Union Township Sidewalk Ordinance." This section confers unfettered and standard-less discretion on the Planning Commission to waive or not waive without any regard for the specific facts. This is by definition an abuse of discretion & the applicant should receive the same consideration as other applicants who have had this section invoked in the past.

Fees _____

Richard C. Fagg
Signature of Applicant

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

FOR ZONING BOARD OF APPEALS USE ONLY

Exhibit ONE

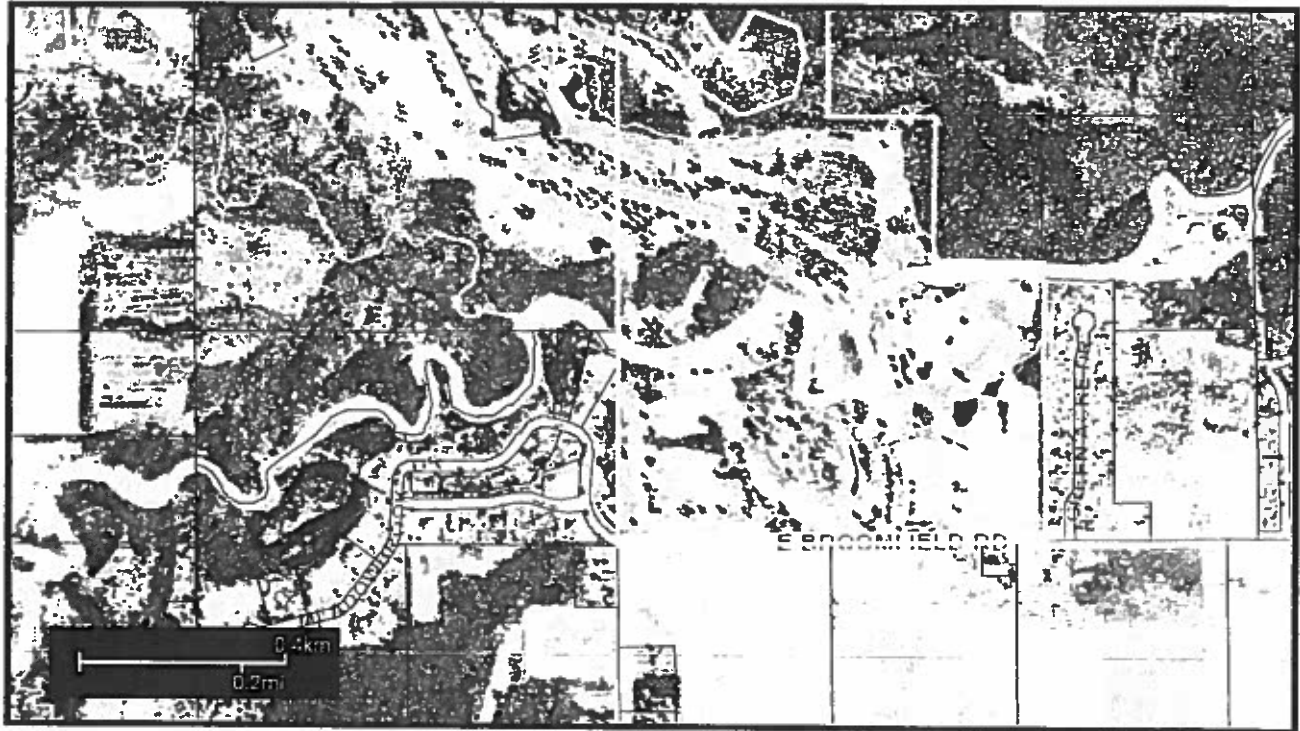


Isabella County GIS Tax Info

Parcel Report: 14-020-30-003-01

11/14/2017

7:31:13 AM



Property Address

1239 E BROOMFIELD RD
MT PLEASANT, MI, 48858

Owner Address

FIGG BETTY J REV TRUST 3/3/95
-
1239 E BROOMFIELD RD
MT PLEASANT, MI 48858

Unit: 14
Unit Name: UNION

General Information for 2017 Tax Year

Parcel Number:	14-020-30-003-01	Assessed Value:	\$1074600
Prop. Class Code:	201	Taxable Value:	\$936124
Prop. Class Name:	COMMERCIAL	State Equalized Value:	\$1074600
School Dist Code:	37010	Exemption Percent:	0
School Dist Name:	MT PLEASANT/GRAT-ISAB		

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2016	\$1294300	\$1294300	\$927775
2015	\$925000	\$925000	\$925000

Land Information

Acreage:	182
Zoning:	
Town/Range/Sec	14N 04W 020

Legal Information

T14N R4W, SEC 20; SW 1/4 OF NW 1/4 SEC 20; EXC (001-09, 10, 14, 15) BEG S 0D 35M 35S E, 1775.1 FT ALG W SEC LN; TH S 68D 0M 5S E, 497.82 FT; TH S 27D 10M 50S E, 276.94 FT; TH S 60D 16M 15S E, 252.89 FT; TH S 66D 42M 44S E, 70 FT FROM NW COR SEC 20; TH ALG NON-TANG CRV TO LT RAD 70 FT, CENT ANG 60D 08M 08S, ARC LEN 74.69 FT, CHD BRG & DIST N 7D 16M 47S W, 71.2 FT; TH ALG NON-TANG CRV TO LT RAD 70 FT, CENT ANG 73D 22M 26S, ARC LEN 89.64 FT, CHD BRG & DIST N 74D 32M 4S W, 83.64 FT; TH ALG CRV TO RT RAD 30 FT, CEN ANG 50D 57M 22S, ARC LEN 26.68 FT, CHD BRG & DIST N 85D 44M 43S W, 25.81 FT; TH N 60D 16M 15S W, 61.68 FT; TH N 29D 43M 47S E, 273.85 FT; TH S 69D 52M 25S E, 290.3 FT; TH S 10D 39M 30S E, 187.26 FT; TH S 11D 45M 40S W, 126.69 FT; TH S 11D 45M 40S W 128.5 FT; TH S 69D 10M W, 319.73 FT; S 89D 30M W, 50 FT; TH N 55D W, 265.28 FT; TH N 31D 45M E, 244.82 FT; TH S 60D 16M 15S E, 77.21 FT; TH ALG A CRV TO RT ARC 26.68 FT, CHD BRG & DIST S 34D 47M 45S E, 25.81 FT; TH ALG A CRV TO LT ARC 73.11 FT, CHD BRG & DIST N 39D 14M 31S W, 69.83 FT TO POB; ALSO EXC (001-11, 12, 13, P/O 013-03) COM S 0D 35M 35S E, 1739.36 FT FROM NW COR SEC 20; TH S 68D 0M 5S E, 461.99 FT; TH ALG CRV TO RT RAD 166 FT, A ANG 26D 53M 40S, CHD BRG & DIST S 54D 33M 45S E, 77.21 FT; TH ALG CRV TO RT RAD 166 FT, A ANG 13D 57M 17S, CHD BRG & DIST S 34D 9M 16S E, 40.33 FT; TH S 27D 10M 50S E, 135.84 FT; TH S 27D 10M 50S E, 52.09 FT; TH ALG CRV TO LT RAD 100 FT, A ANG 33D 5M 30S, CHD BRG & DIST S 43D 43M 31S E, 56.95 FT; TH S 60D 16M 15S E, 60.85 FT; TH S 31D 45M W, 310.95 FT; TH N 36D 33M 59S W, 166.94 FT; TH N 36D 33M 59S W, 157.83 FT; TH N 67D 33M 35S W, TO SEC LN; TH N 0D 35M 33S E, TO POB; TOGETHER W/ ALL OF SW 1/4 OF SEC 20; EXC E 1/2 OF NE 1/4 OF SW 1/4 LYING N OF RIVER 02/23/2000 SPLIT 14-020-30-003-00 NOW 14-020-10-001-14 AND 001-15 RESIDUAL 14-020-30-003-01. 02/23/2000 SPLIT 14-020-10-001-07 NOW 001-11, 001-12 RESIDUAL 001-13. 02/23/2000 SPLIT 14-019-40-001-00 NOW 019-20-013-08 RESIDUAL 14-019-40-001-01 PARENT PARCELS ARE 019-40-001-00, 019-20-007-00, 020-10-001-07, 020-30-003-00, 020-10-001-06 5-00-95 SPLIT OFF 020-10-001-10 END OF ST ANDREWS DR 12-01-86 UNRECORDED LAND CONTRACT

Sales Information

No Records Found

Tax History *Total Due as of settlement date**Tax Details 2016 Winter**

School Dist. Code:	37010	Assessed Value:	\$1294300
School Dist. Name:	MT PLEASANT/GRAT-ISAB	Taxable Value:	\$927775
Property Class:	201	State Equalized Value:	\$1294300
Class Name:	COMMERCIAL	Exemption Percent:	0%

Last Payment Date: February 13, 2017

SUBJECT: B) VAR 2017-08 5760 E. Pickard Rd. Variance for free standing elevated height exceptions

Location: 1982 E. Remus Rd.

Current Zoning: B-7 (Highway Business District)

Adjacent Zoning: B-7 on the North across the road, B-7 to the East, SCIT to the West and SCIT to the South.

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

Current Use: Taco Bell

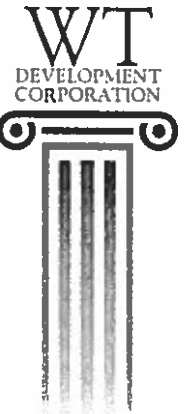
Reason for Request: The applicant requests the use of an elevated freestanding height exceptions sign in order to capture high way traffic on U.S. 127.

History: The Planning Commission approved a site plan for this Taco Bell site in early 2017. Since that time the Taco bell has been constructed and in operation.

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.

At this time I would recommend against granting variance 2017-08.

- There are no special conditions or circumstances that are peculiar to the land, structure or building involved and that are not applicable to other lands, structures, or buildings in the same Zoning District.



November 14, 2017

Mr. Peter Gallinat, Township Planner
Charter Township of Union
2010 S. Union
Mt. Pleasant, MI 48858

Re: Sign Variance Application
Taco Bell
5760 E. Pickard Road

Dear Mr. Gallinat and Zoning Board of Appeals Members,

WT Development Corp., on behalf of Bells and Birds, Inc., owners and operators of the above referenced Taco Bell, respectfully requests your consideration of our request to construct an elevated freestanding highway sign to help capture traffic on the expressway that the district is intended to serve. The variance would include consideration of a second freestanding sign, the distance from the expressway to the sign, the height of the sign, and the allowed sign area.

We are proposing to construct a 70' tall, 177 SF highway sign independent of the existing signs on the property. The sign ordinance as written provides a minority of land owners a benefit that the majority of land owners in the same district do not share.

The following items are included herein:

- Notice of Appeal Application (1)
- Application Fee of \$150.00, please send/email a receipt.
- Site plan / Sign plan (7)
- Sign cut sheet (7)
- Zoning map with B7 highway sign area circled (7)
- A PDF copy will be emailed to you separately.

I look forward to meeting and discussing this at your next meeting.

Sincerely,

William T. Beckett
President

NOTICE OF APPEAL
Charter Township of Union

ZONING BOARD OF APPEALS

DATE: November 14, 2017

I (we) WT Development Corp. for Bells and Birds, Inc.
10223 E. Cherry Bend Road, Suite A, Traverse City, MI 49684

Name	Address
------	---------

owners of property at 5760 E. Pickard Road, Mt. Pleasant, MI 48858,

the legal description is: The North 444 feet of the East 1/2 of the East 10 acres
of the Northwest 1/4 of the Northeast 1/4, Section 13,
Town 14 North, Range 4 West, Union Township, Isabella
County, Michigan.

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 Sign Ordinance

DESCRIPTION	REQUIRED	DESIRED (I can only provide X)	VARIANCE (= Required - Desired)
Example - Side Yard	10 feet	8 feet	2 feet
Taco Bell wishes to construct an elevated freestanding highway sign 50' tall, 177 SF on its property, independent of the existing signs on site.			

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 conditions are a result of the sign ordinance not being applied equally to all properties in the zoning district. Only a very few properties are allowed the advantage of a highway sign, and we believe that unfairly restricts not only Taco Bell, but all other property owners in the district.

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, the conditions are a result of not applying the ordinance equally to all properties in the same zoning district.

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?

Strict enforcement favors only a few of the many properties in the B7 district, which is intended to provide goods and services to highway traffic, yet most properties in the district are restricted from having adequate signs to attract that very traffic.

- 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 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 \$150.00 
Signature of Applicant

FOR ZONING BOARD OF APPEALS USE ONLY

Appeals received, date: _____

Public Notice published, date: _____

Public Notice mailed, date: _____

Hearing held, date: _____

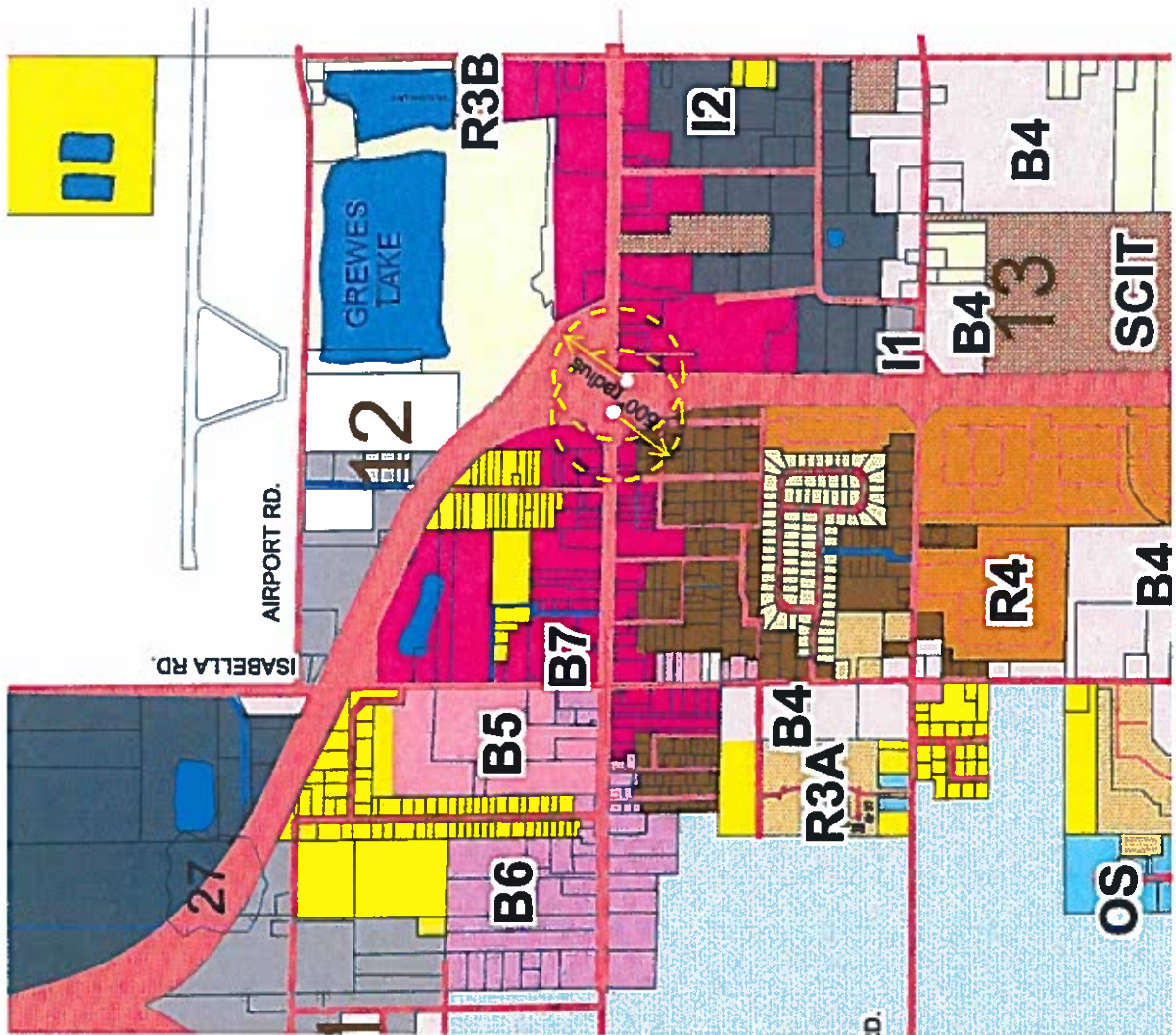
Decision of Board of Appeals: _____

Reasons: _____

UNION TOWNSHIP OFFICE TO COMPLETE THIS SHEET FOR VARIANCE ONLY

**CHARTER TOWNSHIP OF UNION
ZONING MAP - Through Ordinance 2012-07**

- AG Agricultural
- B-4 General Business
- B-5 Highway Business
- B-6 Auto-Related Highway Business
- B-7 Retail and Service Highway Business
- CITY
- CMU
- I-1 Light Industrial
- I-2 General Industrial
- OS Office / Service
- R-1 One-family Residential
- R-2A One and Two-Family District
- R-2B One and Two-Family District
- R-3A Apartment and Condominiums
- R-3B Medium Density Apartment & Condos
- R-4 Mobile or Modular Home District
- R-5 Single-wide Mobile Home District
- Saginaw Chippewa Indian Tribe Trust Lands





Highway surface @ +/- 17 ft. above E. Pickard Rd.

Proposed Taco Bell Highway Sign @ 50 ft. above grade & 177 s.f. ea. face

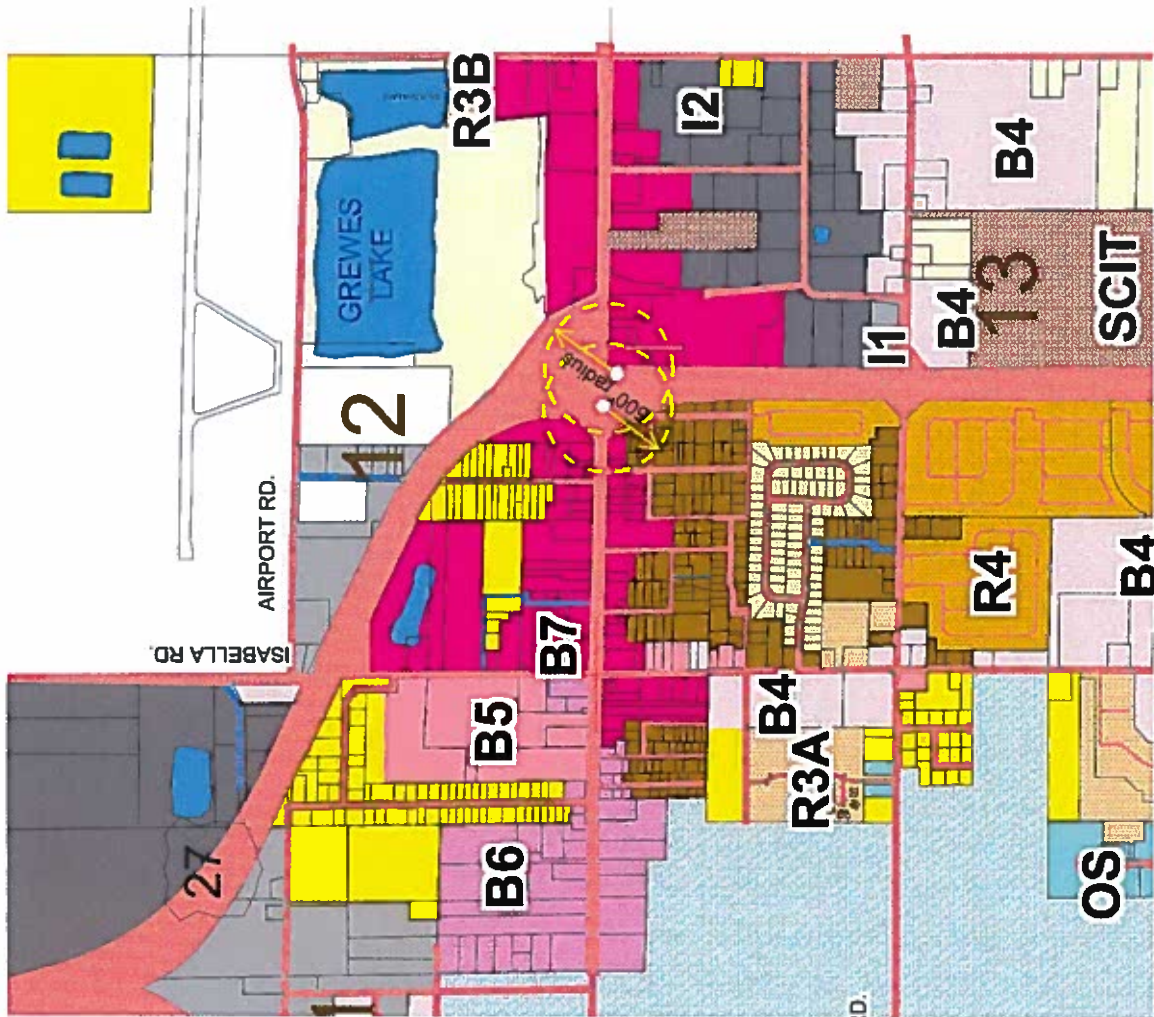
Taco Bell Sign Summary:
 Bell Logo signs (2) at 17.7 s.f. = 35.4 s.f.
 Letterse signs (3) at 10 s.f. = 30 s.f.
 Monument sign (1) at 40 s.f. ea. face
 Highway sign (1) at 177 s.f. ea. face
 Grand Total = 282.4 s.f. proposed

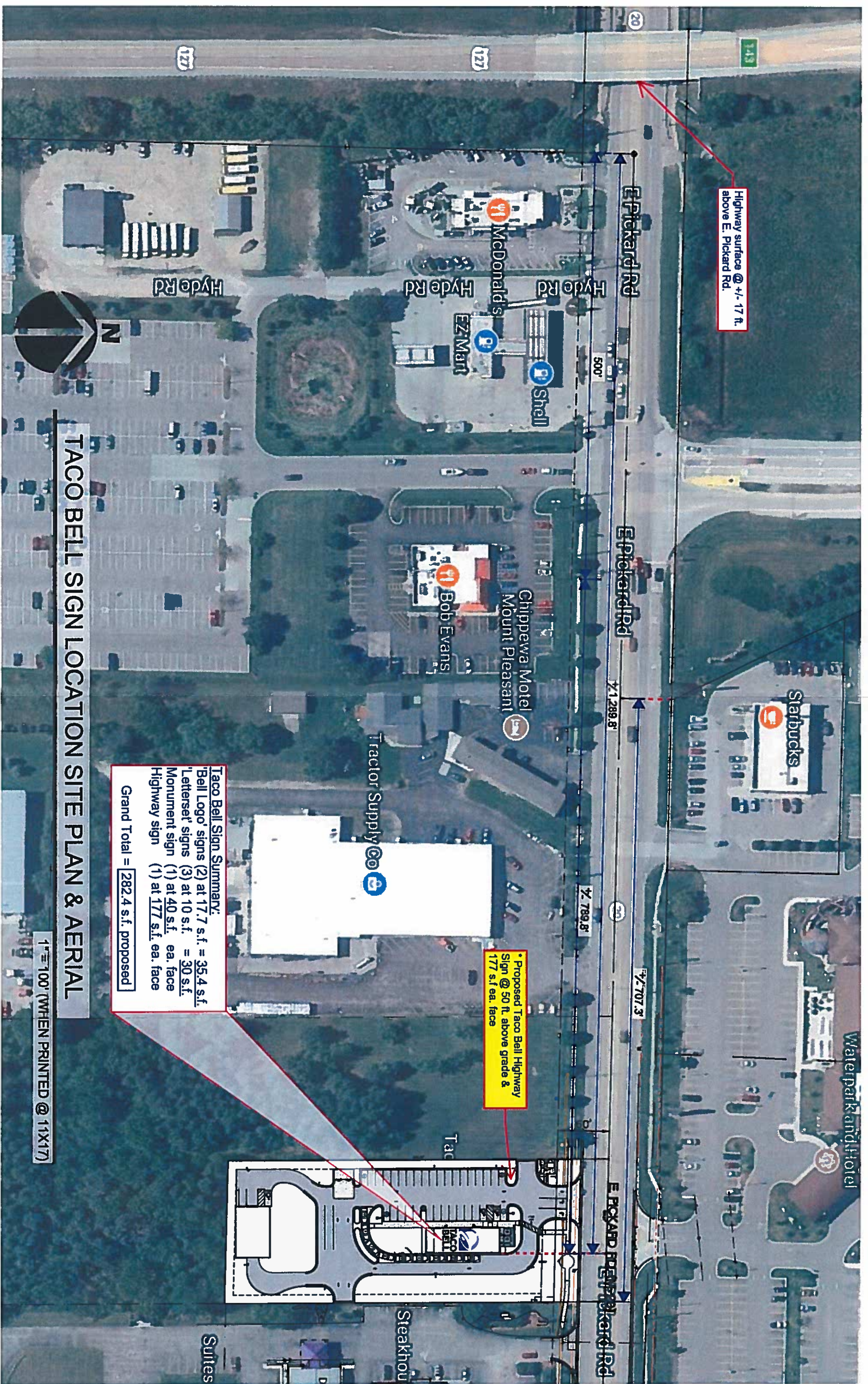
TACO BELL SIGN LOCATION SITE PLAN & AERIAL

1" = 100' (WHEN PRINTED @ 11X17)

**CHARTER TOWNSHIP OF UNION
ZONING MAP - Through Ordinance 2012-07**

- AG Agricultural
- B-4 General Business
- B-5 Highway Business
- B-6 Auto-Related Highway Business
- B-7 Retail and Service Highway Business
- CITY
- CMU
- I-1 Light Industrial
- I-2 General Industrial
- OS Office / Service
- R-1 One-family Residential
- R-2A One and Two-Family District
- R-2B One and Two-Family District
- R-3A Apartment and Condominiums
- R-3B Medium Density Apartment & Condos
- R-4 Mobile or Modular Home District
- R-5 Single-wide Mobile Home District
- Saginaw Chippewa Indian Tribe Trust Lands





Highway surface @ +/- 17 ft. above E. Pickard Rd.

Proposed Taco Bell Highway Sign @ 50 ft. above grade & 177 s.f. ea. face

Taco Bell Sign Summary:
 Bell Logo' signs (2) at 17.7 s.f. = 35.4 s.f.
 Letterse' signs (3) at 10 s.f. = 30 s.f.
 Monument sign (1) at 40 s.f. ea. face
 Highway sign (1) at 177 s.f. ea. face
 Grand Total = 282.4 s.f. proposed

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1" = 100' (WHEN PRINTED @ 11X17)

