



ZONING BOARD OF APPEALS

Regular Meeting

April 4, 2018

7:00p.m.

1. CALL MEETING TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES MARCH 07, 2018

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. VAR 2017-06 1982 E. Remus Rd. Owner McGuirk Mini Storage LLC Variance for 2 additional free standing signs and 1,250SF of total signage.
- B. VAR 2018-01 1314 S. Mission Rd. Owner P & M LLC 19' Variance for setback from road right of way. (*Action: Grant or deny variance with reasons stated with or without conditions*)
- C. VAR 2018-02 5278 E. Pickard Rd. Owner Mt. Pleasant Hotels LLC Variance for additional wall signage on non address side of building. (*Action: Grant or deny variance with reasons stated with or without conditions*)

9. NEW BUSINESS

- A. VAR 2017-06 1982 E. Remus Rd. Owner McGuirk Mini Storage LLC Variance for 2 additional free standing signs and 1,250SF of total signage. (*Action: Grant or deny variance with reasons stated with or without conditions*)
- B. VAR 2018-01 1314 S. Mission Rd. Owner P & M LLC 19' Variance for setback from road right of way. (*Action: Grant or deny variance with reasons stated with or without conditions*)
- C. VAR 2018-02 5278 E. Pickard Rd. Owner Mt. Pleasant Hotels LLC Variance for additional wall signage on non address side of building. (*Action: Grant or deny variance with reasons stated with or without conditions*)

10. **OTHER BUISINESS**

- A. TXT INT 2018-01 1239 E. Broomfield Rd. Owner Richard Figg Interpret Section 8.325 Sidewalks. (Action: 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 March 7, 2018 at 7:00 p.m. at Union Township Hall.

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

Roll Call

Present: Paul Gross, Jake Hunter Bryan Mielke, Andy Theisen and Tim Warner

Excused: Taylor Sheahan-Stahl

Others Present

Peter Gallinat & Jennifer Loveberry

Alternate John Zerbe

Approval of Minutes

Mielke moved **Gross** supported the approval of the February 7, 2018 minutes as amended.

Vote: **Ayes: 5 Nays 0. Motion carried.**

Correspondence / Board Reports

Mielke updates from the Planning Commission.

Approval of Agenda

Theisen moved **Hunter** 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 – 7:04 p.m.

No comments were offered.

Public Hearings

New Business

A. Election of Officers

Gross moved **Hunter** supported to nominate Warner as Chair. Vote: Ayes: 5 Nays: 0.
Motion carried.

Theisen moved **Gross** supported to nominate Mielke as Vice Chair. Vote: Ayes: 5
Nays: 0. Motion carried.

Theisen moved **Mielke** supported to nominate Hunter as Secretary. Vote: Ayes: 5 Nays:
0. Motion carried.

Theisen moved **Mielke** supported to nominate Gross as Vice Secretary. Vote: Ayes: 5
Nays: 0. Motion carried.

Other Business

A. VAR 2017-06 McGuirk Mini Storage LLC 1982 E. Remus Rd. Variance for 2 additional free standing signs.

(Tabled from the 12/6/17 meeting - no action taken.)

B. TXT INT 2017-02 1239 E. Broomfield Owner Richard Figg Interpret Section 8.325 Sidewalks.

(Postponed until April ZBA meeting - no action taken.)

Extended Public Comment

Open 7:09 p.m.

No comments were offered.

Final Board Comment

Township Planner suggested that the ZBA establish Rules/By laws per Township Ordinance, will be a future Agenda Item.

Adjournment

Chair Warner adjourned the meeting at 7:13 p.m.

APPROVED BY:

Jake Hunter –Secretary
Paul Gross – 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			11/20/2020
2-Chair	Phil	Squattrito	2/15/2020
3- Vice Chair	Bryan	Mielke	2/15/2021
4-Secretary	Alex	Fuller	2/15/2020
5 - Vice Secretary	Mike	Darin	2/15/2019
6	Stan	Shingles	2/15/2021
7	Ryan	Buckley	2/15/2019
8	Denise	Webster	2/15/2020
9	Doug	LaBelle II	2/15/2019
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	2/18/2021
3-Vice Secretary	Jake	Hunter	12/31/2019
4	Andy	Theisen	12/31/2019
5	Paul	Gross	12/31/2018
Alt. #1	John	Zerbe	12/31/2019
Alt. #2	Taylor	Sheahan-Stahl	2/15/2021
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 Bark Park Advisory Board (2 Members from Township) 2 year term			
1	Mark	Stuhldreher	12/31/2018
2	John	Dinse	12/31/2019
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	1/20/2022
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
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 04/04/2018

FROM: Township Planner

NEW BUSINESS

SUBJECT: A) VAR 2017-06 Variance for 2 additional freestanding signs along with 1,250 SF Variance for total signage and signage on non-address side of building.

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/Light Industrial: This district is intended for a blend of medium intensity commercial and small-scale light industrial uses. Light industrial uses include but are not limited to small-scale manufacturing, laboratories, R&D (research and development) firms, information technology firms, or other businesses that might be found in a technology park. Retail Service: This district is intended for the widest variety of retail and service businesses. They could range from apparel shops, auto service, and restaurants through small commercial strip centers and office buildings. This district is not intended for heavy commercial/light industrial uses like landscaping or contractor yards, heavy auto repair, or similar uses that may require some form of outside storage. Locations for this district are based on arterial road frontage and the need for high traffic volumes with convenient, well-managed access.

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. Applicant also request a 1,250SF variance for total signage

History: Applicant has applied for and been granted one (1) free standing sign on the property as allowed per the Sign Ordinance. Applicant was granted a variance for one (1) digital Billboard in exchange for removing two (2) non-digital Billboards on the property.

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 granting VAR 2017-06 for the following reasons

- Special conditions and circumstances exist that are peculiar to the land. Building is located between 1 state highway and 2 private drives. Although the address is off of the state highway. 2 additional addresses could be granted from the private drives.
- Applicant has requested no more than what would be allowed if the building had 3 address sides with 3 occupants on each address side.

Peter Gallinat

Twp Planner

NOTICE OF APPEAL
Charter Township of Union

ZONING BOARD OF APPEALS



DATE: 3-14-18

I (we) McGuirk Mini Storage
Name Address

owners of property at 1982 E Remus Rd

the legal description is: PID 14-020-20-001-01

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

- X 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)

-
-
- 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? _____ 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*

- g. Date property was acquired _____

FOR ZONING BOARD OF APPEALS USE ONLY

Union Township Public Hearing Notice – Variance

NOTICE is hereby given that a Public Hearing will be held on Wednesday, April 4, 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. as required by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by: McGurik Mini Storage, LLC: A 1,250SF variance from 11.7.A.3 for total signage and signage on non-address side of building.

Legal Description of property:

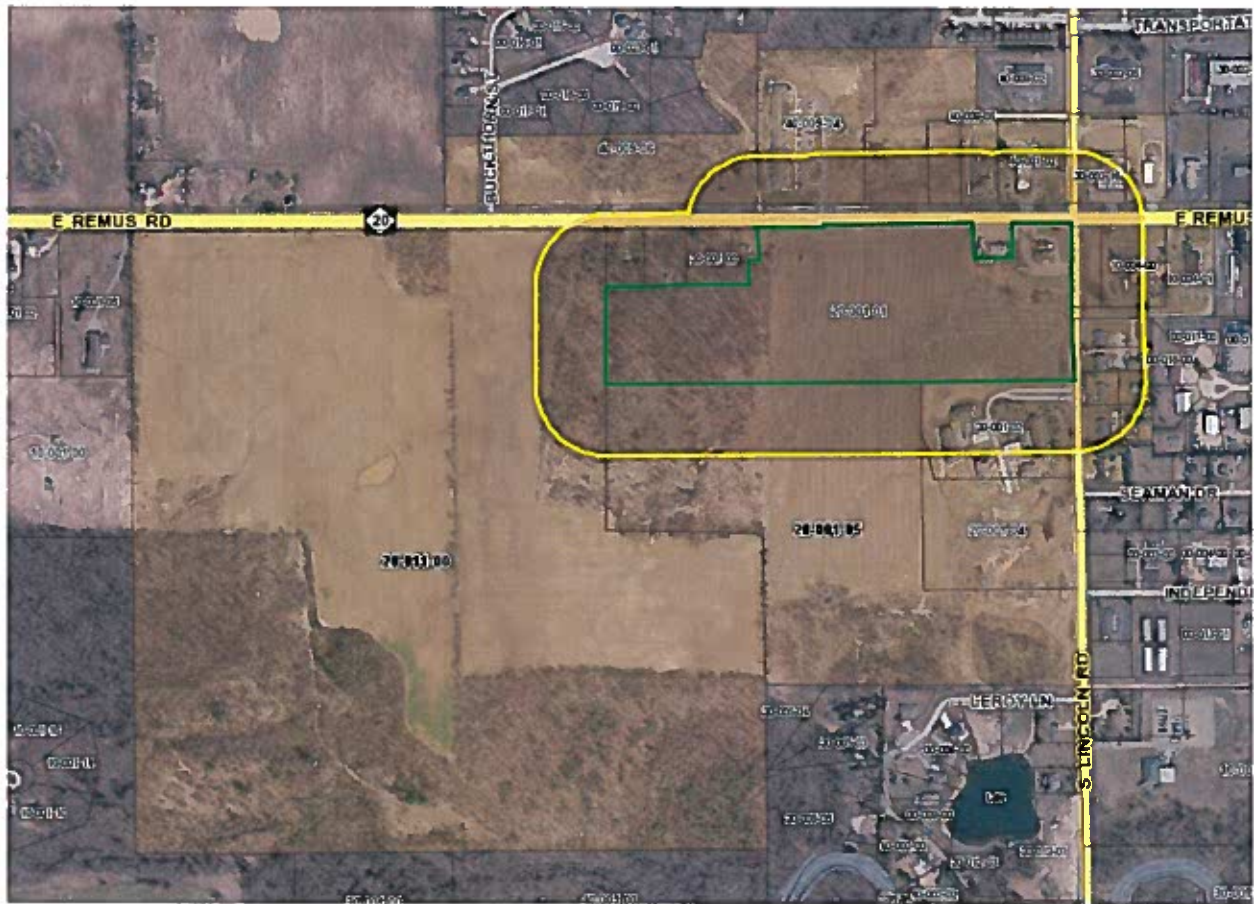
Part of the North 700.00 feet of the East 1949.00 feet of Section 20, Town 14 North, Range 4 West, described as: Beginning at the Northeast corner of said Section 20; thence South 89 degrees 37 minutes 58 seconds West along the North Section line, 242.00 feet; thence South 01 degrees 00 minutes 07 seconds 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 Place of Beginning.

SURVEY DESCRIPTION: A PARCELOF 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°-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°-40'-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°-40'-41"W., 132.00 FEET); THENCE S.89°-42'-05"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°-40'-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°-40'-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



The green outlined parcel represents the subject parcel of 1982 E. Remus Rd. The yellow line represents a 300ft radius around the subject property. The parcels shaded yellow are properties within 300ft. The subject property is zoned B-5 (Highway Business District)

RYAN'S INVESTMENTS LLC
PO BOX 753
MOUNT PLEASANT, MI 48804-0753

RI CS4 LLC
11995 EL CAMINO REAL
SAN DIEGO, CA 92130

IMPERIAL COMPANY
PO BOX 408
MOUNT PLEASANT, MI 48804-0408

MCDONALDS CORPORATION (21-1306
PO BOX 182571
COLUMBUS, OH 43218-2571

FIRSTBANK
102 S MAIN ST
MT. PLEASANT, MI 48858

TWENTY WEST PARTNERSHIP INC
PO BOX 329
MOUNT PLEASANT, MI 48804-0329

MAAS MT PLEASANT LLC
1845 BIRMINGHAM SE
LOWELL, MI 49331

VICTORY CHRISTIAN CENTER
2445 S LINCOLN RD
MT PLEASANT, MI 48858-8048

TWENTY WEST PARTNERSHIP INC
PO BOX 329
MOUNT PLEASANT, MI 48804-0329

WIECZOREK STEVEN TRUST
767 S DOE TRL
MT PLEASANT, MI 48858

WIECZOREK STEVEN TRUST
767 S DOE TRL
MT PLEASANT, MI 48858

SWINDLEHURST RICHARD
700 N ISABELLA RD
MT PLEASANT, MI 48858

WIECZOREK STEVEN TRUST
767 S DOE TRL
MT PLEASANT, MI 48858

WIECZOREK STEVEN TRUST
767 S DOE TRL
MT PLEASANT, MI 48858

WIECZOREK STEVEN TRUST
767 S DOE TRL
MT PLEASANT, MI 48858

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

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

FIGG RICHARD & BETTY
3860 ST ANDREWS DR
MT PLEASANT, MI 48858

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

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

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

EDC INVESTMENTS LLC
PO BOX 653
MOUNT PLEASANT, MI 48804-0653

EDC INVESTMENTS LLC
PO BOX 653
MOUNT PLEASANT, MI 48804-0653

PETRO-VEST OPERATING LLC
PO BOX 653
MOUNT PLEASANT, MI 48804-0653

ZENEBERG GAIL D
1688 E REMUS RD
MOUNT PLEASANT, MI 48858

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

MID MICHIGAN PROPERTY GROUP
2060 E REMUS RD
MOUNT PLEASANT, MI 48858

ISABELLA COMM CREDIT UNION
2100 E REMUS RD PO BOX 427
MOUNT PLEASANT, MI 48804-0427

CAMPBELL ANNA M TRUST
2732 ELAND CT
MOUNT PLEASANT, MI 48858



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Fax 989-773-1988

TO: Zoning Board of Appeals

Meeting 04/04/2018

FROM: Township Planner

NEW BUSINESS

SUBJECT: B) Variance 2018-01 A 19' variance for setback from the road right of way.
(Requires Public Hearing)

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

Current Zoning: B-5 Highway Business District

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

Future Land Use/Intent: Commercial/Light Industrial: This district is intended for a blend of medium intensity commercial and small-scale light industrial uses. Light industrial uses include but are not limited to small-scale manufacturing, laboratories, R&D (research and development) firms, information technology firms, or other businesses that might be found in a technology park.

Current Use: Excavating company

Reason for Request: Applicant desires to place a free standing sign within the road right-of-way (ROW)

History: The parcel zoned B-5 was used as an oilfield pipeline supply and servicing company owned by McJunkin Redman. This was a non-conforming use that would better fit an Industrial zone. Applicant applied for and was granted a variance in February of 2017 to use the parcel for an excavating business. This use is also non-conforming. The ZBA determined the new non-conforming use it be the same basic character and intensity as the current use despite the alteration to the roof of the building.

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 grant variance due to the following.

- That special conditions and circumstances exist that are peculiar to the land. The ROW is uneven from the center line of the road. If the ROW was even the proposed location of the sign would be acceptable.

Peter Gallinat

Twp Planner

350

NOTICE OF APPEAL
Charter Township of Union

ZONING BOARD OF APPEALS

DATE: 3-8-18

I (we) P + M LLC 1302 S. MISSION RD
Name Address

owners of property at 1302 S. MISSION RD,

the legal description is: 14-010-20-012-00

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

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

- ☒ I. Variance
☐ II. Interpretation of Text or Map
☐ III. 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
FRONT YARD SET BACK	10'	-9'	19'

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?

MISSION RD. WAS A MDOT ROAD (27), AND WAS TURNED
OVER TO THE COUNTY. IT HAS A 120' RIGHT OF WAY RATHER
THAN A 66' R.W. WE ARE ASKING TO PUT THE SIGN 43'
FROM THE CENTER LINE, WHICH WOULD BE NORMAL PLACEMENT ON OTHER
ROADS.

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

NONE

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

THE SIGN WOULD BE TO FAR OFF THE ROAD AND WOULD
BE RIGHT AT THE SIDEWALK BY THE BUILDING

- 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 4/2017

II. Appeal for Interpretation

Relating to enforcement of the Zoning Ordinance

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

N/A

b. Describe if interpretation of district map


N/A

III. Administrative Review

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

N/A

Fees _____


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

UNION TOWNSHIP SIGN PERMIT

RECEIVED
MAR 05 2018

Permit #: Official Use

Zoning

Parcel ID:

1. Application Date:

2. Applicant

3. Address

4. City State Zip

5. Owner / Job Name

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 2. Existing Height: 3. Existing Front Setback:

4. Existing Side Setback: Note: Side setback is from property line closest to sign. Front setback is from the centerline of road.

5. Gound Elevated or Billboard ? 6. Height Above Freeway ☐ 7. SqFt

8. Front Setback 9. Side Setback Side Direction ☐ 10. Message Center ☒ 11. Lighted ☐

INTO ROAD RIGHT OF WAY

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 # Other Type #2 Other Type #

Other 1 SqFt Other 2 SqFt Other 3 SqFt

For temporary signs only Expires On

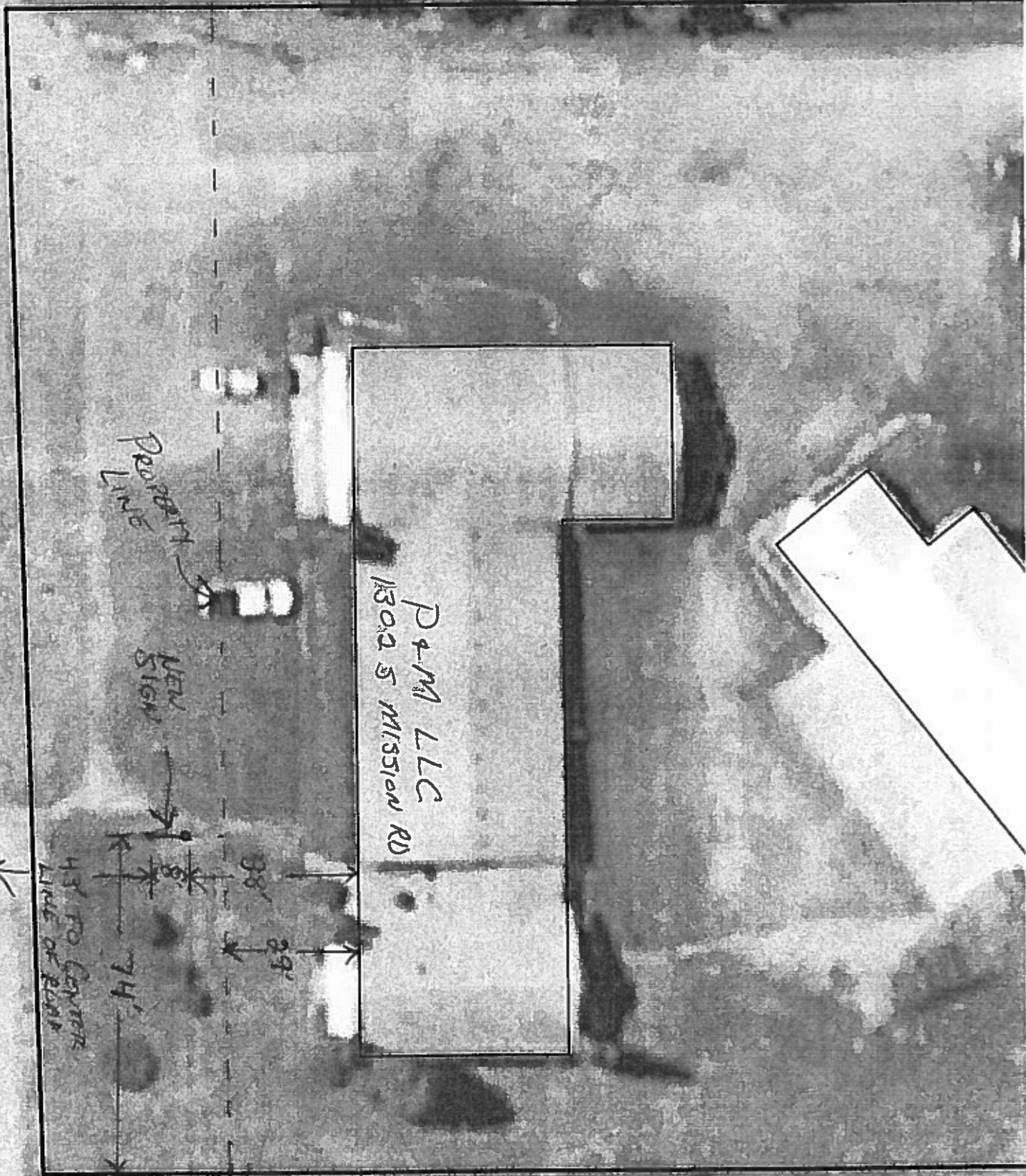
Variance Req ☒ ZBA Date Variance Result:

Comment

Total Cost of Sign(s) Applicant Signature Date

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




P+M LLC
1302 S MISSION RD

Proposed Sign
Proposed Line

43' TO CENTER
LINE OF ROAD


8' x 17'

Pat McGuinty Accounting



COMMERCIAL • RESIDENTIAL

1302 S. MISSION ROAD



FARMERS
INSURANCE

JOE BYRNE AGENCY

	AJ'S TAX & MORTGAGE 989-775-6643

2x8
(Blank)
Empty

-600

-300

CRA 100 (03/2005)

ISABELLA COUNTY ROAD COMMISSION

2261 E. REMUS ROAD
MT. PLEASANT, MI 48858-0000
Phone: 989-773-7131
Fax: 989-772-2371

Application No. 2733
Permit No. 2018-002708
Issue Date 01/30/2018

**APPLICATION AND PERMIT TO CONSTRUCT, OPERATE, USE AND/OR MAINTAIN
WITHIN THE RIGHT-OF-WAY OF; OR TO CLOSE, A COUNTY ROAD
APPLICATION**

An applicant is defined as an owner of property adjacent to the right-of-way, the property owner's authorized representative, or an authorized representative of a private or public utility who applies for a permit to construct, operate, use, and/or maintain a facility within the right-of-way for the purpose outlined within the application. A contractor who makes application on behalf of a property owner or utility must provide documentation of authority to apply for a permit.

APPLICANT	P&M LLC 1302 S. MISSION RD. MT. PLEASANT, MI 48858-0000	CONTRACTOR	PAT MCGUIRK EXCAVATING 1302 S. MISSION RD. MT. PLEASANT, MI 48858-0000
	Phone(s): 989-772-4627 Fax: 989-772-4850 Email: mcarrier07@hotmail.com		Phone(s): 989-772-4627 Fax: 989-772-4850
Applicant/Contractor request a permit for the following work within the right of way of a county road: Miscellaneous - MISCELLANEOUS PERMITS LOCATION: County Road <u>Mission Rd.</u> Between <u>Industrial Park Dr.</u> And <u>River Rd.</u> Township <u>UNION</u> Section <u>10</u> Side of Road <u>West</u> Property ID <u>14-010-20-011-00</u> DATE: Work to begin on <u>01/30/2018</u> Work to be completed by <u>04/30/2018</u> I certify and acknowledge that (1) the information contained in this application is true and correct, (2) the commencement of the work described in this application shall constitute acceptance of the permit as issued, including all terms and conditions thereof and, (3) if this permit is for commercial or residential driveway work, I am the legal owner of the property that this driveway will serve, or I am the authorized representative.			
Applicant's Signature: <u>[Signature]</u> Title: _____ Date: <u>1/30/18</u>		Contractor's Signature: _____ Title: _____ Date: _____	

PERMIT

The term "Permit Holder" in the terms and conditions set forth on the reverse side hereof, refers to the applicant and the contractor, where applicable. By performing work under this permit, the Permit Holder acknowledges and agrees that this permit is subject to all the rules, regulations, terms and conditions set forth herein, including on the reverse side hereof. Failure to comply with any of said rules, regulations, terms and conditions shall render this permit NULL AND VOID.

REQUIREMENTS	FEE TYPE	AMOUNT	RECEIPT NO.	DATE			
	Miscellaneous	\$ 25.00			Letter of Credit	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
					Surety Bond	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
					Retainer Letter	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
					Approved Plans on File	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
					Certificate of Insurance	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
					Attachments/Supplemental Specifications	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N

OTHER REQUIREMENTS:

APPLICANT IS PERMITTED TO INSTALL 8' WIDE X 17' HIGH SIGN IN THE RIGHT OF WAY. SIGN TO BE LOCATED BETWEEN 40'-50' FROM CENTERLINE OF MISSION RD. (EXISTING ROW - 60FT FROM CENTERLINE) SEE ATTACHED DRAWING FOR SIGN DESCRIPTION.

Recommended for Issuance By:

[Signature]
PATRICK J. GARDNER
 Title: Engineer Superintendent Date: 01-30-18

Approved By:

[Signature]
TOMMY CASALI
 Title: Manager Date: 01-30-18

TERMS AND CONDITIONS

- 1 **Specifications** All work performed under this permit must be done in accordance with the application, plans, specifications, maps and statements filed with the County Road Commission ("Road Commission") and must comply with the Road Commission's current procedures and regulations on file at its offices and the current MDOT Standard Specifications for Construction, if applicable.
- 2 **Fees and Costs.** The Permit Holder shall be responsible for all costs incurred by the Road Commission in connection with this permit and shall deposit estimated fees and costs as determined by the Road Commission, at the time the permit is issued.
- 3 **Bond** The Permit Holder shall provide a cash deposit, irrevocable letter of credit or bond in a form and amount acceptable to the Road Commission at the time permit is issued.
- 4 **Insurance** The Permit Holder shall furnish proof of general liability insurance in amounts not less than \$1,000,000 each occurrence and general aggregate, proof of automobile liability in amounts not less than \$1,000,000 combined single limit for each accident, bodily injury per accident, and property damage per accident, and in an amount not less than \$500,000 for bodily injury per person. Such proof of insurance shall include a valid certificate of insurance demonstrating that the Road Commission is an additional insured party on the policy. Such insurance shall cover a period not less than the term of this permit and shall provide that it cannot be cancelled without 30 days advance written notice to the Road Commission, by certified mail, first-class, return receipt requested. This permit is invalid if insurance expires during the authorized period of work described herein.
- 5 **Indemnification.** In addition to any liability or obligation of the Permit Holder that may otherwise exist, Permit Holder shall, to the fullest extent permitted by law, indemnify and hold harmless the Road Commission and its commissioners, officers, agents, and employees from and against any and all claims, actions, proceedings, liabilities, losses, and damages thereof, and any and all costs and expenses, including legal fees, associated therewith which the Road Commission may sustain by reason of claims for or allegations of the negligence or violation of the terms and conditions of this permit by the Permit Holder, its officers, agents, or employees, arising out of the work which is the subject of this permit, or arising out of work not authorized by this permit, or arising out of the continued existence of the operation or facility, which is the subject of this permit.
- 6 **Miss Dig** The Permit Holder must comply with the requirements of Act 53 of Public Acts of 1974, as amended. CALL MISS DIG AT (800) 482-7171 or www.missdig.org AT LEAST THREE (3) FULL WORKING DAYS, BUT NOT MORE THAN FOURTEEN (14) CALENDAR DAYS, BEFORE YOU START WORK. The Permit Holder assumes all responsibility for damage to or interruption of underground utilities.
- 7 **Notification of Start and Completion of Work.** The Permit Holder must notify the Road Commission at least 48 hours before starting work, when work is completed, and additionally as directed by the Road Commission.
- 8 **Time Restrictions.** All work shall be performed Mondays through Fridays between and unless written approval is obtained from the Road Commission, and work shall be performed only during the period set forth in this permit. Perform no work except emergency work, unless authorized by the Road Commission on Saturdays, Sundays, or from on the day proceeding until the normal starting time the day after the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
- 9 **Safety** Furnish, install and maintain all necessary traffic controls and protection during Permit Holder's operations in accordance with the Manual of Uniform Traffic Control Devices, Part 6 and any supplemental specifications set forth herein.
- 10 **Restoration and Repair of Road.** The construction, operation and maintenance of the activity covered by this permit shall be performed by the Permit Holder without cost to the Road Commission unless specified herein. The Permit Holder shall also be responsible for the cost of restoration and repair of the right-of-way determined by the Road Commission to be damaged as a result of the activity which is the subject of this permit. Restoration shall meet or exceed conditions when work is commenced and be in accordance with specifications. The Permit Holder shall be responsible for costs incurred by the Road Commission for emergency repairs performed by or on behalf of the Road Commission for the safety of the motoring public. Said repairs shall be performed with or without notice to the Permit Holder if immediate action is required. This determination shall be in the sole and reasonable opinion of the Road Commission.
- 11 **Limitation of Permit** Issuance of this permit does not relieve Permit Holder from meeting any and all requirements of law, or of other public bodies or agencies. The Permit Holder shall be responsible for securing and shall secure any other permits or permission necessary or required by law from cities, villages, townships, corporations, property owners, or individuals for the activities hereby permitted. Any work not described by the application, including the time and place thereof, is strictly prohibited in the absence of the application for and issuance of an additional permit or amendment to this permit.
- 12 **Revocation of Permit.** This permit may be suspended or revoked at will, and the Permit Holder shall surrender this permit and alter, relocate or remove its facilities at its expense at the request of the Road Commission. It is understood that the rights granted herein are revocable at the will of the Road Commission and that the Permit Holder acquires no rights in the right-of-way and expressly waives any right to claim damages or compensation in case this permit is revoked.
- 13 **Assignability** This permit is not assignable and not transferable unless specifically agreed to by the Road Commission.
- 14 **Authority.** The statutory authority of the Road Commission to require compliance with permit requirements is predicated upon its jurisdictional authority and is set forth in various statutes including, without limitation and in no particular order, MCL §247.321 et seq, MCL §224.19b, MCL §560.101 et seq, and MCL §247.171 et seq.

Union Township Public Hearing Notice – Variance

NOTICE is hereby given that a Public Hearing will be held on Wednesday, April 4, 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 11.11.a. as required by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by: **P & M LLC**: A 19' variance for setback from the road right of way from section 11.10.a.

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

This property is located at 1314 S. Mission Rd.

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

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

Peter Gallinat, Union Twp Planner

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

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

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

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

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

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

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

1803 N MISSION
625 Industrial Ave
MOUNT PLEASANT, MI 48858

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

MIDWAY SUPPLY
PO BOX 513
CHARLESTON, WV 25322-0513

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

TIMMUS LLC
555 N MAIN ST
MT PLEASANT, MI 48858

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

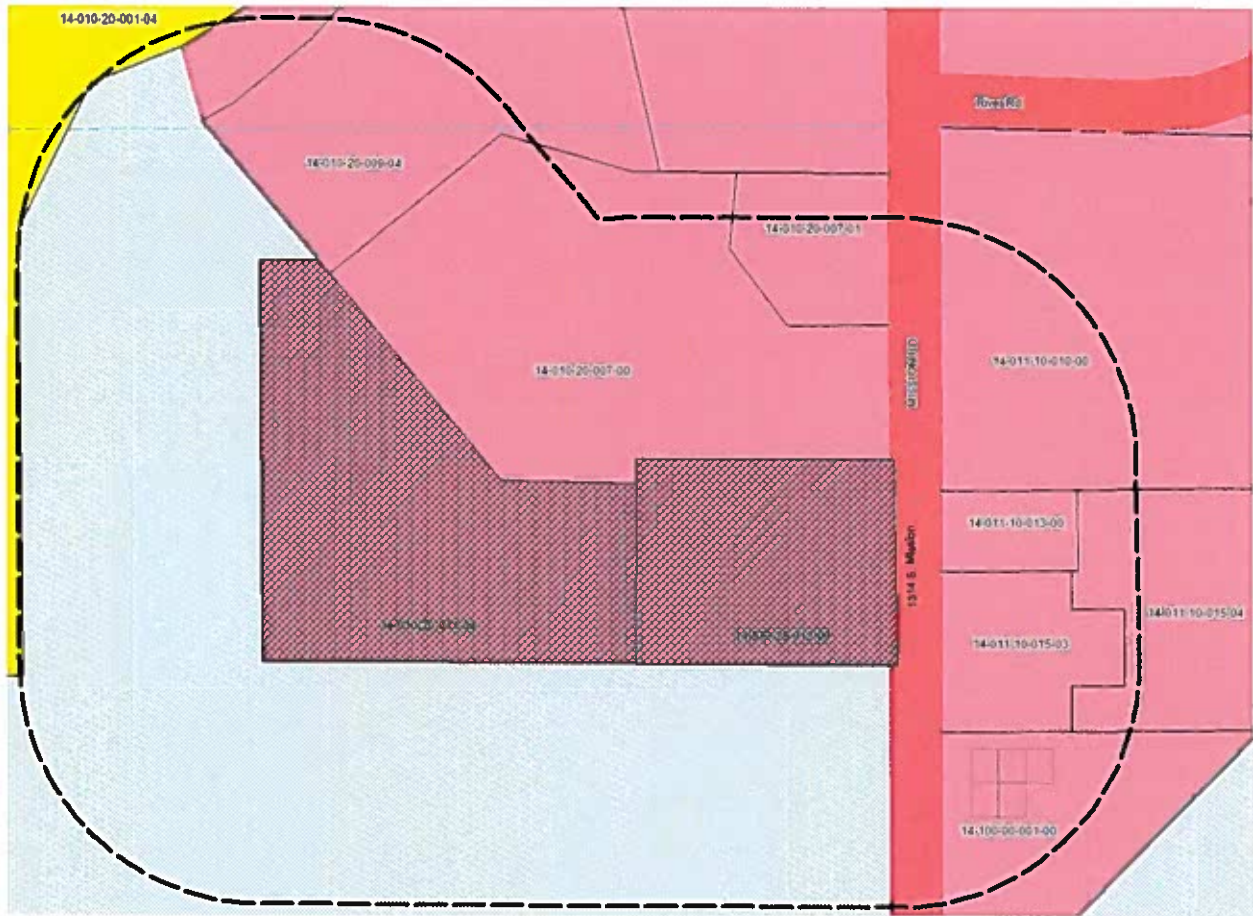
DOWELL SCHLUMBERGER INC
C/O DUFF & PHELPS #809
919 CONGRESS AVE, STE 1450
AUSTIN TX, 78701

MCJUNKIN RED MAN
CORPORATION
PO BOX 513
CHARLESTON, WV 25322

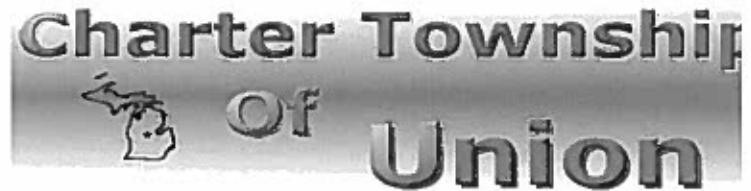
P&M LLC
1302 S. MISSION RD.
MT. PLEASANT, MI 48858

I certify that Public Notices for
file # 17-017 were
mailed on 1-17-17 to all persons listed on
this page. P. J. J. J. (signature)

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file # 17-017 were
mailed on 1-17-17 to all persons listed on
this page. P. J. J. J. (signature)



The shaded parcels are the subject properties 1314 S. Mission Rd. The subject property is zoned B-5 highway business district and seeking a variance for a sign located in the ROW (right-of-way) the dashed line around the subject property represents a 300ft radius around the subject property. Owners within this radius are sent notice of the public hearing for the variance.



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 04/04/2018

FROM: Township Planner

NEW BUSINESS

SUBJECT: C) VAR 2018-02 Variance for additional wall sign on non address side

Location: 5278 E. Pickard Rd.

Current Zoning: B-7 Retail and Service Highway Business District

Adjacent Zoning: B-7 to North across the road, B-7 and R-2B to the East, B-7 to the West and R-2B to the South

Future Land Use/Intent: Retail Service: This district is intended for the widest variety of retail and service businesses. They could range from apparel shops, auto service, and restaurants through small commercial strip centers and office buildings. This district is not intended for heavy commercial/light industrial uses like landscaping or contractor yards, heavy auto repair, or similar uses that may require some form of outside storage. Locations for this district are based on arterial road frontage and the need for high traffic volumes with convenient, well-managed access.

Current Use: Hotel (under construction)

Reason for Request: Applicant request to place an additional wall sign on non address side

History: Applicant was granted various variances for building height and setbacks in 2014

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 to deny VAR 2018-02

- Proposed sign location is not on side where there is public entrance or parking

NOTICE OF APPEAL
Charter Township of Union

ZONING BOARD OF APPEALS

DATE: 3-13-18

I (we) Mount Pleasant Hotels, LLC 2369 Franklin Rd Blomfield OH
Name Address 48302

owners of property at 5278 Pickard

the legal description is: _____

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

Building Signage

DESCRIPTION	REQUIRED	DESIRED (I can only provide X)	VARIANCE (= Required - Desired)
Example - Side Yard	10 feet	8 feet	2 feet
Building Signage	Allowed: 120 sf	3 signs @ 129 sf each.	267 sf

- 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?

Does We follow I+G brand specified standards regarding signage. The size of the signs is based on the building, visibility & readability. The signage is required to be able to be read from a distance. Size is also determined by building size in order to be proportionate.

- 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?

Intrinsic to the nature of the project.

- 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?

II. Appeal for Interpretation

Relating to enforcement of the Zoning Ordinance

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

_____ n/a _____

b. Describe if interpretation of district map

_____ u/c _____

III. Administrative Review

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

_____ u/c _____

Fees \$350

Signature of Applicant

Union Township Public Hearing Notice – Variance

NOTICE is hereby given that a Public Hearing will be held on Wednesday, April 4, 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 11.11.a. as required by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by: **Mt. Pleasant Hotels LLC**: A variance for additional wall signage on non address side of building from section 11.11.a.

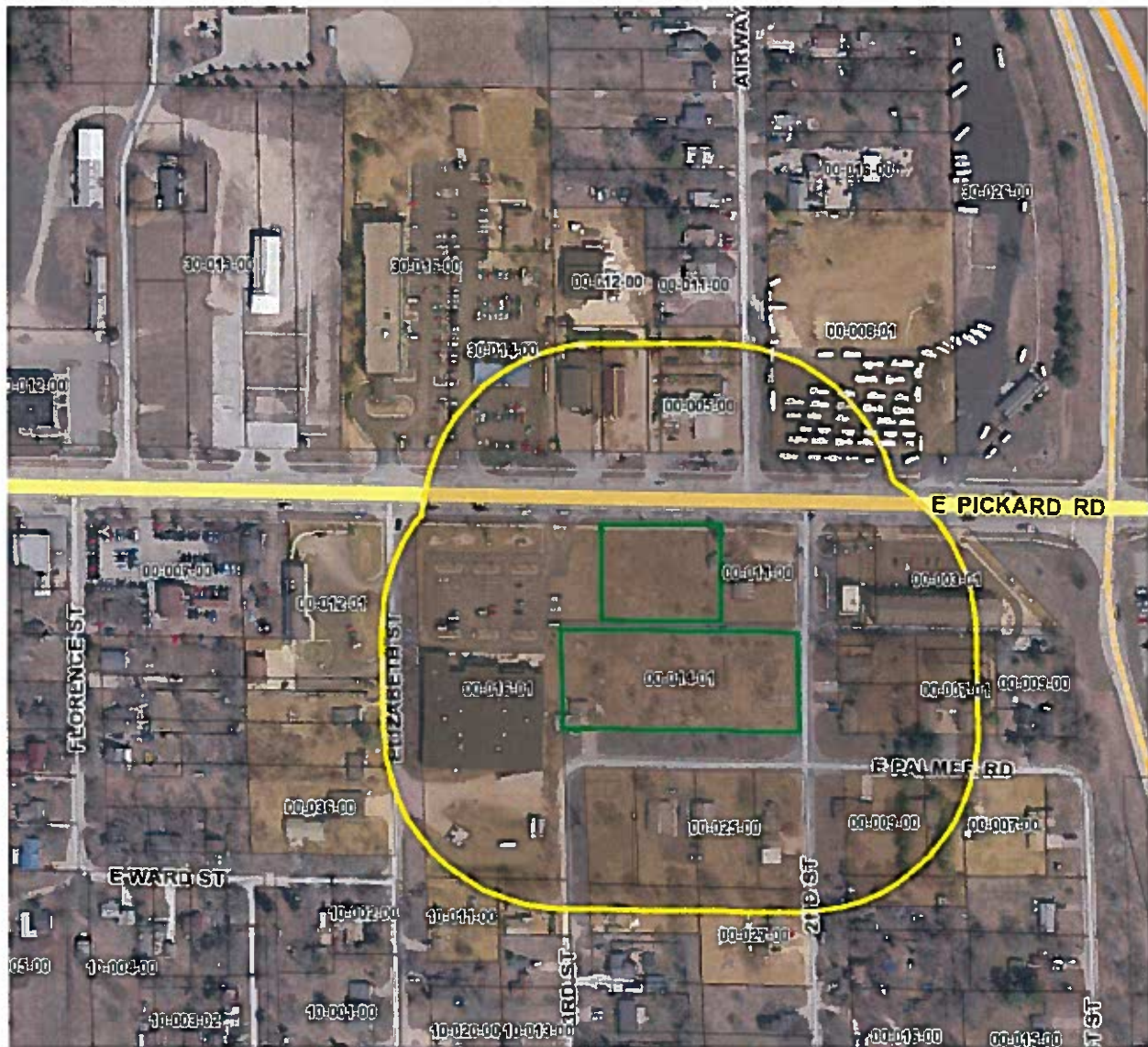
Legal Description of property: T14N R4W SEC 13 GARDEN GROVE LOT 4 BLK 3

This property is located at 5278 E. Pickard Rd.

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

All materials concerning this request may be seen at the Union Township Hall, located at 2010 S. Lincoln Road, Mt. 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



The parcel outlined in green on E. Pickard Rd. is the subject property. This property is zoned B-7 (retail and service highway business district) and is seeking a sign variance for additional wall signs on the non address side of the building. The building will be a Holiday Inn. This variance is for signage only. The yellow line represents a 300ft radius around the subject property. Properties highlighted in yellow are the properties 300 feet from the subject property.

DSJB IV LLC
3636 BIRCH ST SUITE 260
NEW PORT BEACH, CA 92660

ALPINE HOLDINGS LLC
5205 E PICKARD RD
MT PLEASANT, MI 48858

WEATHERWAX DIANA
2139 ELIZABETH ST
MOUNT PLEASANT, MI 48858

MARTIN SHANNON
2136 THIRD ST
MT PLEASANT, MI 48858

LEE DAVID A & LISA M
5260 E PICKARD
MOUNT PLEASANT, MI 48858

CONEY RAY F
PO BOX 242
MOUNT PLEASANT, MI 48804-0242

DELL DAVID J & DEBORAH I
2250 E REMUS RD
MT PLEASANT, MI 48858

FRANCO BRENDA K
2074 ELIZABETH ST
MT PLEASANT, MI 48858

MT PLEASANT INN & SUITES
5370 E PICKARD RD
MOUNT PLEASANT, MI 48858

RYAN'S INVESTMENTS LLC
PO BOX 753
MOUNT PLEASANT, MI 48804-0753

PUNG CODY
2067 SECOND ST
MT PLEASANT, MI 48858

HENDERSHOT KATHLEEN REV TRUST
2057 SECOND ST
MT PLEASANT, MI 48858

RA EST LLC & RP EAST LLC
1028 S MISSION ST
MOUNT PLEASANT, MI 48858

SOS HOLDING COMPANY LLC
PO BOX 845
ALMA, MI 48801

MOUNT PLEASANT HOTELS LLC
2369 FRANKLIN RD
BLOOMFIELD HILLS, MI 48302

BROOKS DAN & EILEDA
3468 E RIVER RD
MT PLEASANT, MI 48858

SIMMER RACHEL & BRANDON
5366 E PALMER ST
MT PLEASANT, MI 48858

DECKER RUTH
5360 PALMER ST
MT PLEASANT, MI 48858

KNOLLENBERG LOIS E ET AL
2125 SECOND ST
MT PLEASANT, MI 48858

SCHAFER JOSEPH P
4830 NATIONAL DR
MT PLEASANT, MI 48858

MOUNT PLEASANT HOTELS LLC
2369 FRANKLIN RD
BLOOMFIELD HILLS, MI 48302

SCHAFER JOSEPH P
4830 NATIONAL DR
MT PLEASANT, MI 48858

WHITE MICHAEL & THERESA
5296 PALMER ST
MOUNT PLEASANT, MI 48858

PHILLIPS CARLTON
11050 S WISE RD
SAINT LOUIS, MI 48880

MIDDLETON DOUGLAS
2135 THIRD ST
MOUNT PLEASANT, MI 48858

OLSAFSKY REAL ESTATE INVESTMEN
5275 E PICKARD
MOUNT PLEASANT, MI 48858

DALE KEITH & MARCIA
2223 N JOHNSON RD
WEIDMAN, MI 48893

DALE KEITH & MARCIA
2233 N JOHNSON RD
WEIDMAN, MI 48893

GILL DOUG & MARLENE
5293 E PICKARD RD
MT PLEASANT, MI 48858

B & M MT PLEASANT PROPERTY LLC
5365 E PICKARD RD
MT PLEASANT, MI 48858

GBC HOLDINGS LLC
1970 AIRWAY DR
MOUNT PLEASANT, MI 48858

TURNWALD LAND LLC
5190 E PICKARD RD
MT PLEASANT, MI 48858

Kennedy Susan
2135 2nd. St.
MT. Pleasant, MI 48858