



**ZONING BOARD OF APPEALS  
Regular Meeting  
March 6, 2019  
7:00p.m.**

1. CALL MEETING TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES

-February 6, 2018 Regular ZBA Meeting

5. CORRESPONDENCE / BOARD REPORTS

- Boards and Commissions Expiration Dates

6. APPROVAL OF AGENDA

7. PUBLIC COMMENT: Restricted to (3) minutes regarding issues not on this agenda

8. NEW BUSINESS

- A. VAR 2019-02** - 4101 E. Bluegrass Rd., Mt Pleasant, MI 48858 Owner: Bluegrass Retail Management LLC: A variance from section 11.11.a, 128.7 SF for wall signage

9. OTHER BUISINESS

10. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue

11. FINAL BOARD COMMENT

12. ADJOURNMENT



## Board Expiration Dates

Planning Commission Board Members (9 Members) 3 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	Lisa	Cody	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	2/15/2022
6	Stan	Shingles	2/15/2021
7	Ryan	Buckley	2/15/2022
8	Denise	Webster	2/15/2020
9	Doug	LaBelle II	2/15/2022
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-Secretary	Jake	Hunter	12/31/2019
4- Vice Secretary	Andy	Theisen	12/31/2019
5	Taylor	Sheahan-Stahl	12/31/2021
Alt. #1	John	Zerbe	12/31/2019
Alt. #2	vacant seat		2/15/2021
Board of Review (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Doug	LaBelle II	12/31/2020
2	James	Thering	12/31/2020
3	Bryan	Neyer	12/31/2020
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	Jakubiec	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	12/31/2020
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	1/13/2023
5	Ben	Gunning	11/20/2020
6	Marty	Figg	6/22/2022
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	David	Coyne	3/26/2022
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	8/15/2020
3 Township Resident	Sherrie	Teall	8/15/2019
4 Township Resident	Jeremy	MacDonald	10/17/2020
5 Member at large	Connie	Bills	8/15/2019

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

A special meeting of the Charter Township of Zoning Board of Appeals was held on February 6, 2019 at 7:00 p.m. at Union Township Hall.

**Meeting was called to order at 7:01 p.m.**

**Roll Call**

Present: Jake Hunter, Bryan Mielke, Taylor Sheahan-Stahl, Andy Theisen, and Tim Warner

**Others Present**

Peter Gallinat, Jennifer Loveberry, and alternate John Zerbe

**Approval of Minutes**

**Sheahan-Stahl** moved **Mielke** supported the approval of the January 2, 2019 minutes as presented. **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 – 7:06 p.m.

No comments were offered.

**New Business**

- A. TXT INT 2019-01 Text Interpretation Sections 23 B-5, 23.2A, 22.2C and 8.14, Located at 2261 E. Remus Rd. Mt Pleasant, MI 48858 Owner: Isabella County Road Commission (ICRC)**

Township Planner, Gallinat stated that the applicant desires to rebuild the current ICRC operations on existing B-5 zoned property. The ICRC is requesting to have the ZBA determine if they would be allowed to exist in a B-5 District as a permitted use.

**Public Hearing**

Public Hearing – open 7:10 p.m.

No Comments were offered.

Public Hearing – closed 7:10 p.m.

Applicants: John Graham, Isabella County Road Commission Chair, Terry Turnwald, Isabella County Road Commission Vice-Chair, Pat Glowacki, Studio Intrigue Architects, Mike Levine, Attorney, and Joe White, Wolverine Engineering were present to answer questions. Mike Levine stated reasoning for the Isabella County Road Commission's request for updating/rebuilding. He referenced from the Township Zoning Ordinance, section 8.14 referencing essential services.

Discussion was held by the ZBA board.

**TXT INT of Section 8.14**

**Sheahan-Stahl** moved **Theisen** supported based on section 5.10 of the Zoning Ordinance, the ZBA determined the Isabella County Road Commission an essential service; therefore, would be a permitted use in a B-5 zone, referencing section 8.14. **Vote: Ayes: 5 Nays 0. Motion carried.**

**TXT INT of Sections 23.2A, 22.2C**

Withdrawn by applicant.

Township Planner, Gallinat stated that there would be a 21-day appeal period before the decision is final. Starting after the minutes are approved at the next scheduled meeting in March 2019.

**Other Business**

Discussion by Board regarding upcoming training/workshops available to ZBA members.

**Extended Public Comment**

Open 7:53 p.m.

No comments were offered.

**Final Board Comment**

Mielke commented on Sections of Zoning Ordinance reviewed tonight be looked at during Zoning rewrite.

**Adjournment**

Chair Warner adjourned the meeting at 7:57 p.m.

**APPROVED BY:**

---

**Jake Hunter –Secretary**  
**Andy Theisen – Vice Secretary**

*(Recorded by Jennifer Loveberry)*

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  
FROM: Township Planner

Meeting 3/06/2019

**NEW BUSINESS**

**SUBJECT: A) VAR 2019-02 Variance from sections 11.11.a 128.7SF for Wall Signage located at 4101 E. Bluegrass Rd. Mt. Pleasant, MI 48858 Owner: Bluegrass Retail Management LLC.**

**Location:** 4101 E. Bluegrass Rd. Mt Pleasant MI, 48858

**Current Zoning:** B-4 (General Business District)

**Adjacent Zoning:** B-4, B-5 and the City of Mt. Pleasant.

**Future Land Use/Intent:** *Bluegrass Center Area:* While currently more auto-centric, this area has the potential to transition into a more walkable, vibrant center. Future uses should be integrated to include multi-story, mixed-use buildings; first floor retail and office uses; public use and spaces; entertainment and restaurant venues; and additional attached housing types such as townhouses. Both vehicular and pedestrian cross connections should be promoted between sites, providing for future connections through easements, and should collectively promote a vibrant, livable center to the neighboring university population. *(Please note that FLU is more for rezoning and not to be used to weigh heavily into Variances.)*

**Reason for Request:** Applicant's desires to use 3 wall signs exceeding maximum permitted SF for wall signs.

**History:** The existing parcel was part of property owned by the Target Corporation. An out lot was split and sold off to the current applicant for the construction of an Aspen Dental Office. A site plan for this project was reviewed and approved by the Township Planning Commission in March of 2018. The applicant has an approved permit for a free-standing elevated sign near the road which meets zoning code standards. This variance request relates to only wall signs.

**Objective of board:** Review section 11.11.a Determine from section 5.8.C.1.a-e if a variance should be granted or denied with reason.

**I would recommend a denial of what the applicant has requested. The applicant has provided important statistical information regarding signage visibility to the traveling public. The board could make an argument to consider granting a smaller variance.**

Twp Planner  
Peter Gallinat

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

**ZONING BOARD OF APPEALS**

DATE: 2/12/19

I (we) Bill Carr Signs. 719 W. 12<sup>th</sup> St Flint MI 48503.  
Name Address

owners of property at 4101 E. Bluegrass Rd. Mt Pleasant MI 48858

the legal description is: Aspen Dental.

---

---

---

I 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 Signs	75 sq ft.	1287 sq ft	128.7 sq ft

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 Attached Letter.

---



---

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 Attached Letter.

---



---

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?



- 
- 
- 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:

See Attached letter.

---

- 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 2018
-

II. Appeal for Interpretation

Relating to enforcement of the Zoning Ordinance

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

See Attached Letter.

- b. Describe if interpretation of district map

See Attached Letter

III. Administrative Review

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

\_\_\_\_\_

\*\*\*\*\*  
Fees \_\_\_\_\_ Jill  
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:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

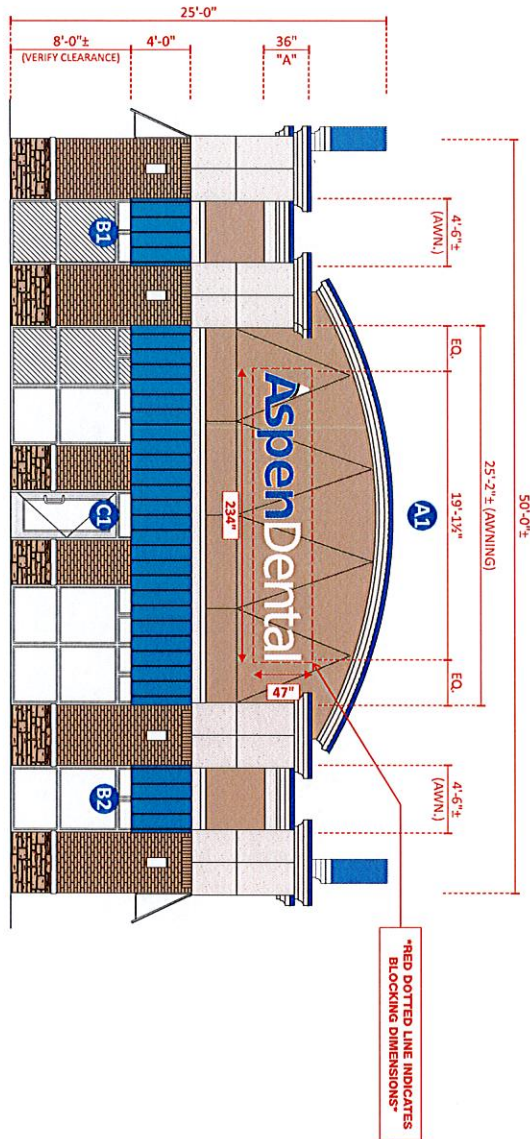
**UNION TOWNSHIP OFFICE TO COMPLETE THIS SHEET FOR VARIANCE ONLY**



SIGN A1	DM-36
Type:	DM
Illumination:	YES
Sq Ft:	67.9

AWNINGS B1-B2	Type: METAL
Illumination:	NO

AWNINGS C1	Type: METAL
Illumination:	NO



**SOUTH ELEVATION (FRONT) - DM 36 & AWNINGS**

MANUFACTURE & INSTALL ONE (1) SET OF DM-36 CHANNEL LETTERS & THREE (3) STANDING SEAM METAL AWNINGS

CHANNEL LETTERS WILL REQUIRE 5/8" PLYWOOD BLOCKING UNLESS INSTALLED ON CONCRETE BLOCK OR BRICK - TO BE PROVIDED BY LANDLORD. AWNINGS WILL REQUIRE 2" X 6" DIMENSIONAL WOOD BACKING UNLESS INSTALLED ON CONCRETE BLOCK OR BRICK - TO BE PROVIDED BY LANDLORD.

SCALE: 1/8" = 1'-0"

Allowable Sq Ft this elevation:	50
Actual Sq Ft proposed:	67.9

**AspenDental**

Design #  
0395721A2  
Sheet 2 of 7  
Client  
ASPEN DENTAL  
Address  
MOUNT PLEASANT, MI.  
TAB D.

Account  
Rep.  
Designer  
Date  
Approval / Date  
Client  
Sales  
Estimating  
Art  
Engineering  
Landlord

AMY MCM,  
CHR  
02/12/18  
R1-LD3-04/03/18: Omitted Sign "AD"  
R2: RR 9/17/18: update elev's - delete option 1.

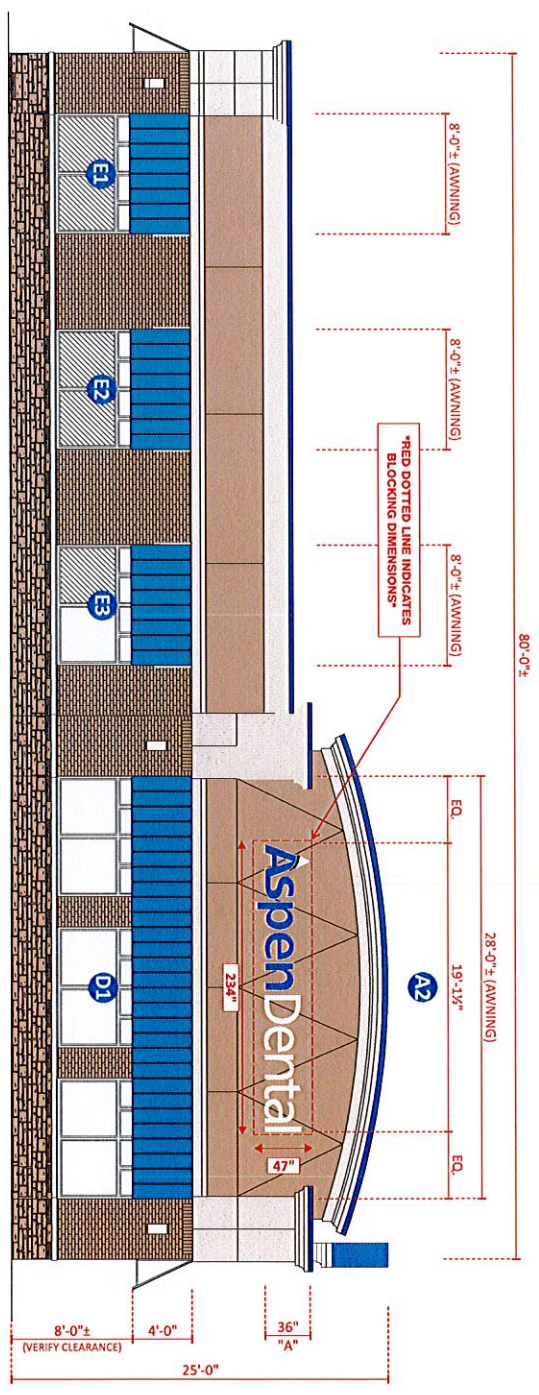
**CHANDLER signs**

chandleresigns.com  
National  
14511, Newberg, OR 97132  
Headquarters 1-800-999-1111  
San Antonio 1-713-526-4610  
San Antonio 1-713-526-4610  
West Coast 1-800-999-1111  
Northeast US 1-800-999-1111  
Florida 1-800-999-1111  
Georgia 1-800-999-1111  
South Texas 1-800-999-1111

SIGN A2	DM-36
Type:	DM
Illumination:	YES
Sq Ft:	67.9

AWNINGS D1	
Type:	METAL
Illumination:	NO

AWNINGS E1-E3	
Type:	METAL
Illumination:	NO



**WEST ELEVATION (SIDE) - DM 36 & AWNINGS**

MANUFACTURE & INSTALL ONE (1) SET OF DM-36 CHANNEL LETTERS & FOUR (4) STANDING SEAM METAL AWNINGS

CHANNEL LETTERS WILL REQUIRE 5/8\"/>

Allowable Sq Ft this elevation:	25
Actual Sq Ft proposed:	67.9

**AspenDental**

Design #  
0395721A2  
Sheet 3 of 7  
Client  
ASPEN DENTAL  
Address  
MOUNT PLEASANT, MI.  
T.A.D.

Account  
Rep.  
Designer  
Date  
02/12/18

Approval / Date  
Client  
Sales  
Estimating  
Art  
Engineering  
Landlord

Revision/Date  
R1-LD04/03/18: Omitted Sign  
R2 BR 9/17/18: update elev's. delete option 1.

**CHANDLER signs**

National Headquarters  
San Antonio  
West Coast  
Northwest US  
Florida  
Georgia  
South Texas

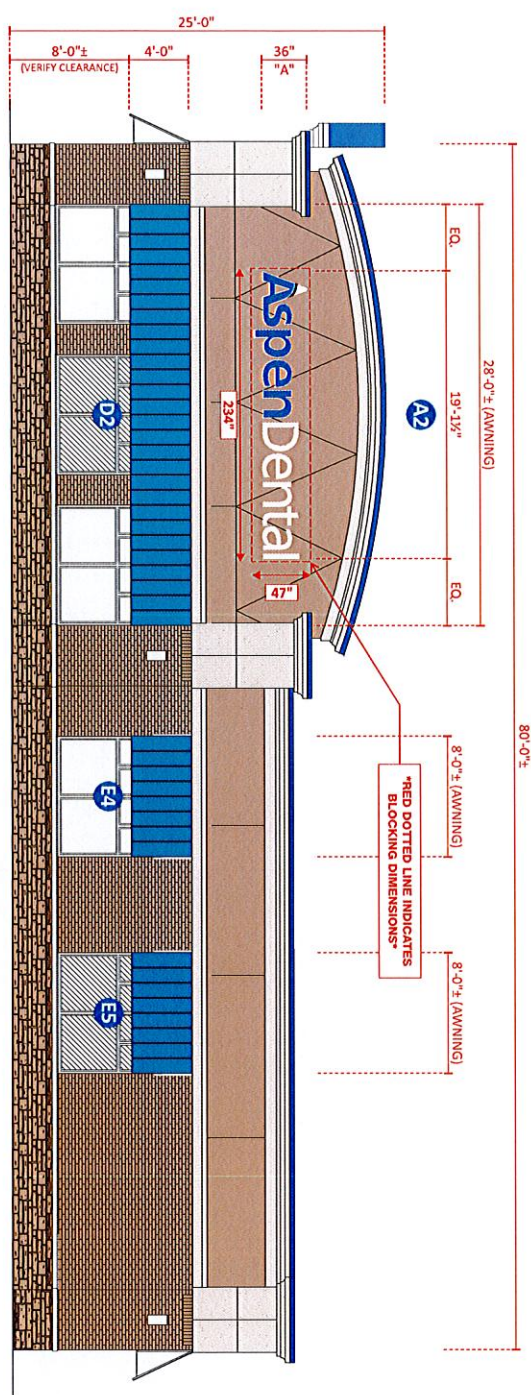
This drawing is the property of Chandler Signs, LLC. All rights to use, copy, reproduction are reserved by Chandler Signs, LLC. FINAL ELECTRICAL CONNECTION BY CUSTOMER



SIGN A3	DM-36
Type:	DM
Illumination:	YES
Sq Ft:	67.9

AWNING D2	
Type:	METAL
Illumination:	NO

AWNING E4-E5	
Type:	METAL
Illumination:	NO



**EAST ELEVATION (SIDE) - DM 36 & AWNINGS**  
 MANUFACTURE & INSTALL ONE (1) SET OF DM-36 CHANNEL LETTERS & THREE (3) STANDING SEAM METAL AWNINGS  
 CHANNEL LETTERS WILL REQUIRE 5/8" PLYWOOD BLOCKING UNLESS INSTALLED ON CONCRETE BLOCK OR BRICK - TO BE PROVIDED BY LANDLORD.  
 AWNINGS WILL REQUIRE 2" X 6" DIMENSIONAL WOOD BACKING UNLESS INSTALLED ON CONCRETE BLOCK OR BRICK - TO BE PROVIDED BY LANDLORD.

Allowable Sq Ft this elevation:	0
Actual Sq Ft proposed:	67.9

# AspenDental

Design # 0395721A/2  
 Sheet 4 of 7  
 Client ASPEN DENTAL  
 Address MOUNT PLEASANT, MI.  
 T.B.D.

Account AMY MCK.  
 RSP  
 Designer CIR  
 Date 02/12/18

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision / Date	

R1-1-20-04/03/18: Omitted Sign 'A4'  
 R2-8-8-9/17/18: update env's, delete Option 1.

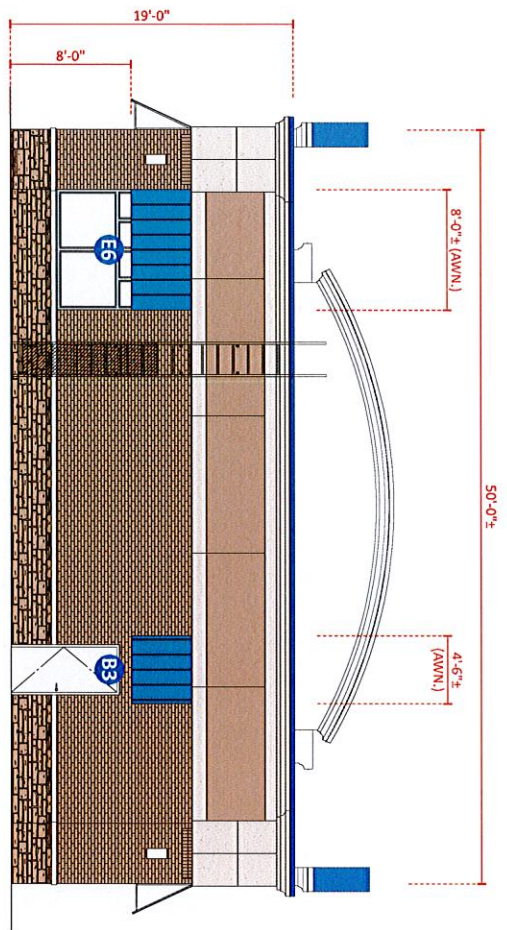
## CHANDLER signs

National Headquarters: 15401, Dover Rd, Chicago, IL 60640  
 San Antonio: 12115, S. 28th Avenue, San Antonio, TX 78219  
 West Coast: 32301, Transcend Ridge Drive, Vista, CA 92081  
 Northeast US: 2310, Timber Road, Columbus, KY 40026  
 Florida: 2988, Sand Hill Court, Orlando, FL 32817  
 Georgia: 111, Woodstone Drive, Marietta, GA 30066  
 South Texas: 401, Lake 112, 205, Street 1306, Houston, TX 77058

This drawing is the property of CHANDLER SIGNS, LLC. All rights to the use of this information are reserved by Chandler Signs, LLC. FINAL ELECTRICAL CONNECTION BY CUSTOMER.



AWNINGS B3	Type: METAL	AWNINGS E6	Type: METAL
Illumination: NO		Illumination: NO	



**NORTH ELEVATION (REAR) - AWNINGS ONLY**

MANUFACTURE & INSTALL TWO (2) STANDING SEAM METAL AWNINGS

**AWNINGS WILL REQUIRE 2" X 6" DIMENSIONAL WOOD BACKING UNLESS INSTALLED ON CONCRETE BLOCK OR BRICK - TO BE PROVIDED BY LANDLORD.**

SCALE: 1/8" = 1'-0"

Allowable Sq Ft this elevation:	0
Actual Sq Ft proposed:	0

**AspenDental**

Design # 0395721A2  
 Sheet 5 of 7  
 Client ASPEN DENTAL  
 Address MOUNT PLEASANT, MI, T.B.D.

Account REP: AMY MCM  
 Designer: CIR  
 Date: 02/12/18

Approval / Date
Client
Sales
Estimating
Art
Engineering
Landlord

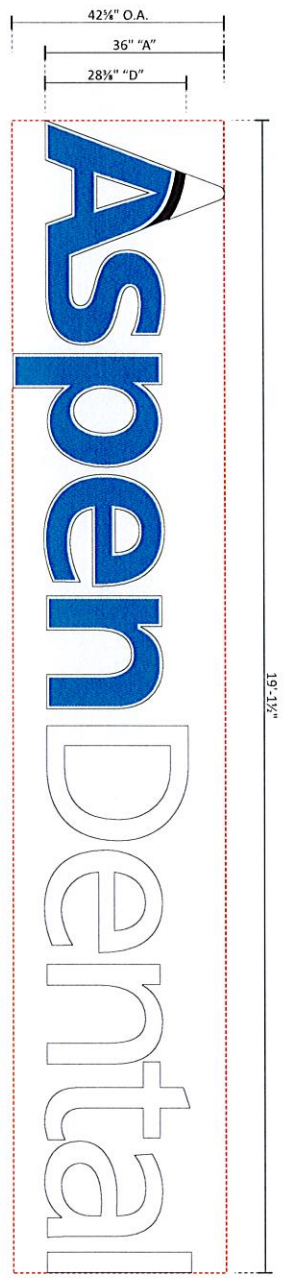
Revision / Date  
 R1: LOD 04/03/18: Omitted Sign "A"  
 R2: RR 9/17/18: update elev's - delete options 1.

**CHANDLER signs**

National Headquarters: 1401, Sawyer Rd, Suite 100, San Antonio, TX 78203  
 San Antonio: 1212 S. 10th St, Suite 100, San Antonio, TX 78204  
 West Coast: 12300 Exposition Blvd, Suite 100, San Diego, CA 92108  
 Northeast US: 2100, 1st Street, Suite 100, Philadelphia, PA 19103  
 Florida: 2908 Sand Hill Point Circle, Jacksonville, FL 32217  
 Georgia: 111 Woodstone Drive, Marietta, GA 30066  
 South Texas: 4910 N. 121st St, Suite 100, Houston, TX 77060

This drawing is the property of Chandler Signs, LLC. All rights to this drawing are reserved by Chandler Signs, LLC. FINAL ELECTRICAL CONNECTION BY CUSTOMER.

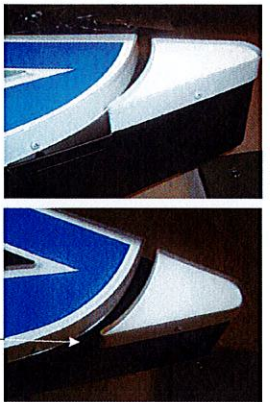




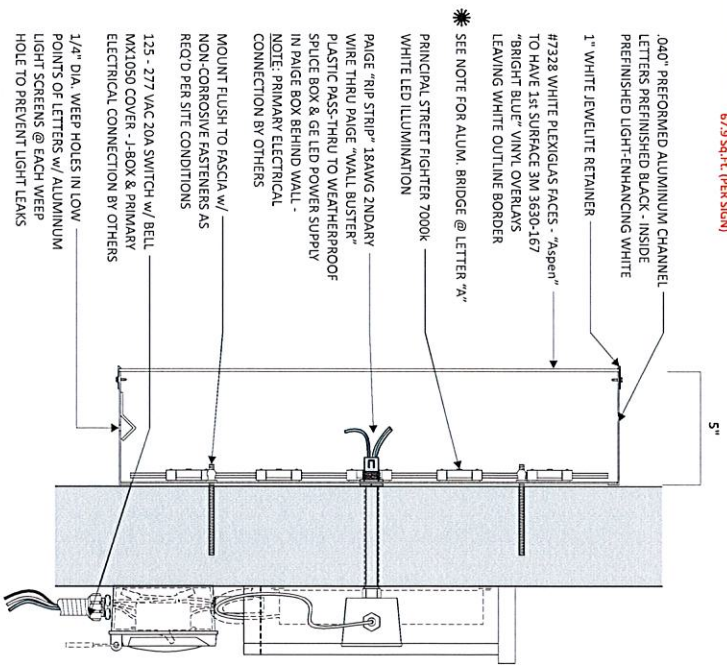
**A1A2A3** FACE-LIT CHANNEL LETTER ID# DM-36  
THREE (3) SETS REQUIRED - MANUFACTURE & INSTALL

SCALE: 1/2" = 1'-0"  
67.9 Sq. Ft. (PER SIGN)

CHANNEL LETTERS WILL REQUIRE 5/8" PLYWOOD BLOCKING UNLESS TO BE INSTALLED ON CONCRETE BLOCK OR BRICK - TO BE PROVIDED BY LANDLORD



\* ALUMINUM BRIDGE TO SEPARATE UPPER & LOWER SECTIONS OF 'A'



**A1A2A3** FACE-LIT CHANNEL LETTER SECTION  
DIRECT-MOUNT - REMOVE POWER SUPPLIES

- 1/4" DIA. WEEP HOLES IN LOWER POINTS OF LETTERS w/ ALUMINUM LIGHT SCREENS @ EACH WEEP HOLE TO PREVENT LIGHT LEAKS
- 125 - 277 VAC 20A SWITCH w/ BELL MX1050 COVER - J-BOX & PRIMARY ELECTRICAL CONNECTION BY OTHERS
- NON-CORROSIVE FASTENERS AS REQ'D PER SITE CONDITIONS
- MOUNT FLUSH TO FASCIA w/ NON-CORROSIVE FASTENERS AS REQ'D PER SITE CONDITIONS
- PAIGE "RIP STRIP" 18AWG ZNDARY WIRE THRU PAIGE "WALL BUSTER" PLASTIC PASS-THRU TO WEATHERPROOF SPLICE BOX & GE LED POWER SUPPLY IN PAIGE BOX BEHIND WALL - NOTE: PRIMARY ELECTRICAL CONNECTION BY OTHERS
- PRINCIPAL STREET FIGHTER 7000K WHITE LED ILLUMINATION
- #328 WHITE PLEXIGLAS FACES - "Aspen" TO HAVE 1/4 SURFACE 3M 3650-167 "BRIGHT BLUE" VINYL OVERLAYS LEAVING WHITE OUTLINE BORDER
- 1" WHITE JEWELITE RETAINER
- .040" PREFORMED ALUMINUM CHANNEL LETTERS PREFINISHED BLACK - INSIDE PREFINISHED LIGHT-ENHANCING WHITE

Design #	0395721A2
Sheet	6 of 7
Client	ASPEN DENTAL
Address	ASPEN DENTAL T8.D MOUNT PLEASANT, MI.
Account	AMV MCM
Rep.	
Designer	CLR
Date	02/12/18
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landed	
Revision / Date	
R1-LDB-04/03/18: Omitted Sign "A"	
R2 BR 9/17/18: update view's, delete options 1.	

**CHANDLER SIGNS**  
chandleresigns.com

National Headquarters: 14201, Shawnee Rd, Suite 100, Dallas, TX 75244  
Tel: 972.419.1111 Fax: 972.419.1112

San Antonio: 17135, Glenview Drive, San Antonio, TX 78213  
Tel: 214.480.1111 Fax: 214.480.1112

West Coast: 12325, Executive Ridge Drive, West Covina, CA 91791  
Tel: 626.961.1111 Fax: 626.961.1112

Northeast US: 2100, River Road, Norwalk, CT 06858  
Tel: 203.841.1111 Fax: 203.841.1112

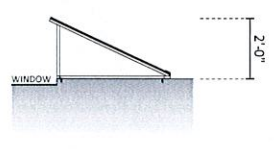
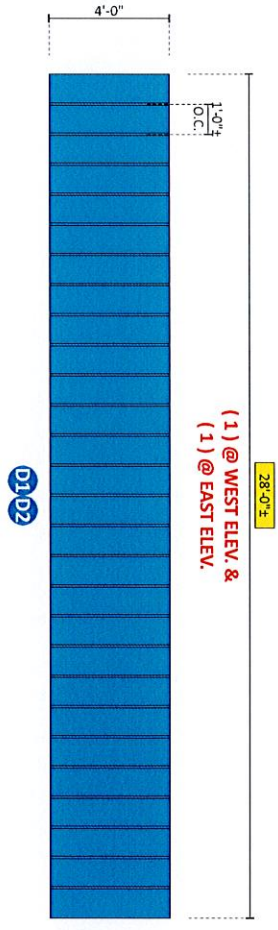
Florida: 2926, State and Power Circle, Jacksonville, FL 32218  
Tel: 904.441.1111 Fax: 904.441.1112

Georgia: 111, Woodstone Drive, Marietta, GA 30066  
Tel: 770.426.1111 Fax: 770.426.1112

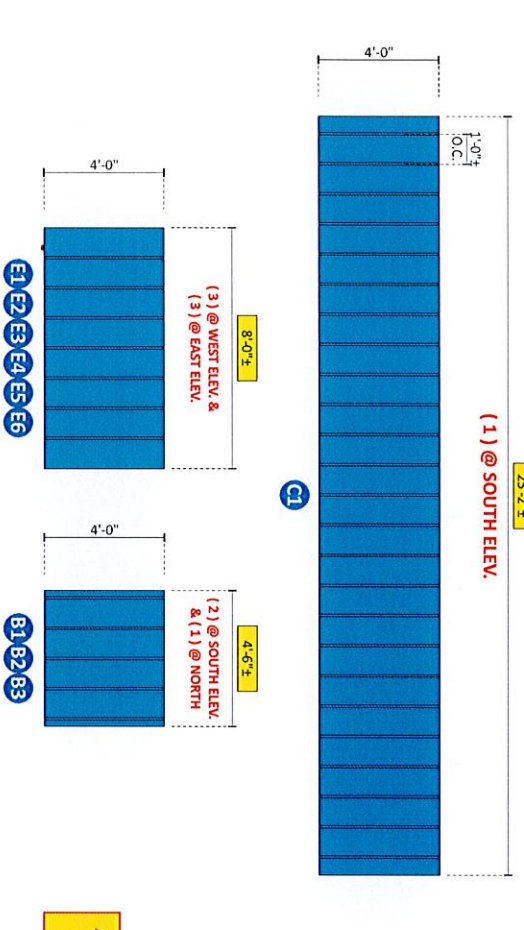
South Texas: 10208, 127-205, South Fwy, Houston, TX 77033  
Tel: 281.341.1111 Fax: 281.341.1112

This drawing is the property of Chandler Signs, LLC. All rights reserved. No portion of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Chandler Signs, LLC.

**FINAL ELECTRICAL CONNECTION BY CUSTOMER**



END VIEW  
TYPICAL



**NON-ILLUMINATED AWNING DETAILS**

QUANTITY AS NOTED - MANUFACTURE & INSTALL S/F- NON-ILLUMINATED AWNINGS  
 ALUMINUM FABRICATED STANDING SEAM AWNING SYSTEMS - 1" SQUARE TUBE ALUMINUM FRAME PAINTED TO MATCH MULLIONS -  
 063" ALUMINUM STANDING SEAM SURFACE W/ BATTEN COVERS AT SEAM RISERS - PAINTED TO MATCH SW #6965 HYPER BLUE -  
 ALUMINUM FLASHINGS AT TOP & BOTTOM PAINTED TO MATCH SW #6965 HYPER BLUE -  
 OPEN BOTTOM & OPEN ENDS -  
 MOUNTED FLUSH TO FASCIA W/ CLIPS & NON-CORROSIVE FASTENERS AS REQUIRED PER SITE CONDITIONS

SCALE: 1/4" = 1'-0"

**\*\* EXACT SURVEY REQUIRED PRIOR TO MANUFACTURE \*\***

AWNINGS WILL REQUIRE 2" X 6" DIMENSIONAL WOOD BACKING  
 UNLESS INSTALLED ON CONCRETE BLOCK OR BRICK -  
 TO BE PROVIDED BY LANDLORD.

**AspenDental**

Design #	0395721A/2
Sheet	7 of 7
Client	ASPEN DENTAL
Address	TAB D MOUNT PLEASANT, MI.
Account	AMY MCM.
Rep.	
Designer	CHR
Date	02/12/18

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision / Date	
R1-DOB-04/03/18: Omitted Sign "AD"	
R2 BR 9/17/18 update elev's - delete options 1.	

**CHANDLER SIGNS**  
 chandler signs.com

National Headquarters: 14011, Sawyer Rd, Suite 100, Grand Rapids, MI 49508  
 San Antonio: 17135 S. 24th Street, Suite 100, San Antonio, TX 78238  
 West Coast: 3230 Knapview Ridge Circle, Vista, CA 92081  
 Northeast US: 2500 Ridge Road, Suite 100, Newark, NJ 07102  
 Florida: 2500 Ridge Road, Suite 100, Newark, NJ 07102  
 Georgia: 111 Woodstone Drive, Marietta, GA 30066  
 South Texas: PO BOX 412, 206 South Drive, Houston, TX 77058

This drawing is the property of Chandler Signs, LLC. All rights reserved. No portion may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying and recording, or by any information storage and retrieval system, without the prior written permission of Chandler Signs, LLC.

**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

WE DO NOT WARRANT TO BE VALID AS TO THE ACCURACY OF ANY INFORMATION CONTAINED HEREIN. CHANDLER SIGNS, LLC MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR NON-INFRINGEMENT.



## CHANDLER SIGNS

P: 214.902.2000

F: 214.902.2044

14201 Sovereign Road

Suite 101

Fort Worth, TX 76155

[chandlersigns.com](http://chandlersigns.com)

February 12, 2019  
Charter Township of Union  
Board of Zoning Appeals  
2010 S. Lincoln  
Mt. Pleasant, MI 48858

### [RE: Aspen Dental – Special Exception Request \(4101 E. Bluegrass Rd.\)](#)

Aspen Dental is one of the largest and fastest-growing dental care providers in the United States. With more than 500 locations in 22 states, their practices offer patients a full range of denture and dental services. Aspen Dental practices are committed to providing patients with affordable, high-quality care, and they are anxious to become an active and responsible participant in the local business community within the Charter Township of Union.

Aspen Dental has gone to great efforts to bring this building up to the appearance standards of their National Branding Program. The building's appearance goes hand and hand with their National Marketing and Identification Program. I have included a photo of a typical location around the country that show the same building facade and signage layouts.

Based on our review, we are respectfully submitting this request for the approval of the following Special Exception:

- DM-36 wall sign (67.9 SF) on the South Elevation
- DM-36 wall sign (67.9 SF) on the West Elevation
- DM-36 wall sign (67.9 SF) on the East Elevation

With this sign package, we are requesting an additional 128.7 square feet over the current allowance.

### [NARRATIVE OF OUR VARIANCE REQUEST](#)

Aspen Dental will occupy approximately 4,000 square feet and be the sole tenant in a free standing building on East Blue Grass Road, in a highly retail area. The three sides of the building that we are requesting additional square footage for are all visible from either a street, public access or parking areas.

### [The additional sign area is necessary or desirable for public information or safety](#)

As many of Aspen Dental's patients are elderly, we strive to avoid any potential safety hazards. Based on national letter legibility charts, Our request for a slightly larger SF allowance at the front elevation and the additional allowance for the side elevations (to maintain consistency/high quality and improve visibility) will allow patients traveling East and West bound on East Blue Grass Road to recognize the office earlier, and safely turn into the entrance driveway. The United States Sign Council has completed extensive research into the legibility of on-premise signs, motorist reaction times and determination of legibility.



# CHANDLER SIGNS

P: 214.902.2000

F: 214.902.2044

14201 Sovereign Road

Suite 101

Fort Worth, TX 76155

[chandlersigns.com](http://chandlersigns.com)

“Detecting and reading a roadside on-premise sign by a motorist involves a complex series of sequentially occurring events, both mental and physical. They include message detection and processing, intervals of eye and/or head movement alternating between the sign and the road environment, and finally, active maneuvering of the vehicle (such as lane changes, deceleration, and turning into a destination) as required in response to the stimulus provided by the sign. Complicating this process is the dynamic of the viewing task, itself, involving the detection of a sign through the relatively constricted view provided by the windshield of a rapidly moving vehicle, with the distance between the motorist and the sign quickly diminishing.

Perpendicular signs... are generally placed close to property lines and fall into the motorist’s so-called “cone of vision”, which is a view down the road encompassing ten degrees to the right or left of the eye, or twenty degrees total view angle. Signs falling within this cone can usually be viewed comfortably without excessive eye or head movement, and generally can be kept in the motorist’s line-of-sight from the time they are first detected until they are passed. In the case of signs parallel to the motorist’s view, detecting and reading a sign is generally restricted to quick sideways glances as the sign is approached and the angle of view becomes more constricted. Because of this, the Viewer Reaction Time (VRT) involving these signs is, at best, necessarily compromised. Compensation for this reduction in the time frame involved in detecting and reading parallel signs is made through increases in letter height and size designed to facilitate rapid glance legibility.

**Viewer Reaction Time for vehicles traveling under 35 miles per hour in simple two to three lane environments is estimated at 8-9 seconds to safely detect and process signage and maneuver to exit. A vehicle traveling at 30 miles per hour covers 44 feet per second; therefore, a minimum of 352 feet is needed from the time the sign is detected to exiting when only the minimum letter height is utilized. Adding the 150’ building setback at this location, plus the 250’ distance to the driveway entrance=400’. Per the standard Distance & Visibility Chart below, the sign height recommended for best impact at 360 feet is 36” and for 420’ is 42”**

DISTANCE & VISIBILITY CHART		
Letter Height	Best Impact	Max Readable Distance
3 inches	30 feet	100 feet
4 inches	40 feet	150 feet
6 inches	60 feet	200 feet
8 inches	80 feet	350 feet
9 inches	90 feet	400 feet
10 inches	100 feet	450 feet
12 inches	120 feet	525 feet
15 inches	150 feet	630 feet
18 inches	180 feet	750 feet
24 inches	240 feet	1000 feet
30 inches	300 feet	1250 feet
36 inches	360 feet	1500 feet
42 inches	420 feet	1750 feet
48 inches	480 feet	2000 feet
54 inches	540 feet	2250 feet
60 inches	600 feet	2500 feet



**CHANDLER**  
**SIGNS**

P: 214.902.2000

F: 214.902.2044

14201 Sovereign Road

Suite 101

Fort Worth, TX 76155

**chandlersigns.com**

WILL GRANTING THE VARIANCE CHANGE THE ESSENTIAL CHARACTER OF THE AREA?

No, it will not. As part of our due diligence and to ensure our request does not negatively impact the surrounding businesses, we also surveyed signage in this retail area and found other that have signage in accordance with that which we are requesting. With the additional square footage granted, the total square footage of building signage would be 203.7 square feet, which is less than 4 square feet over the 200 square foot maximum for the General Business district.

For the above reasons, we feel that our request is reasonable, does not negatively impact the surrounding retail business and restaurants, and improves the safety of patients traveling to this business. We respectfully request your approval of Aspen Dental's proposed signage and thank you for your consideration.

Thank you,

*Fred Finch*

Chandler Signs

14201 Sovereign Rd. #101

Fort Worth, TX 76155

Office: 214-902-2000 x 6537 / Mobil: 972-740-1751



**CHANDLER**  
SIGNS

P: 214.902.2000  
F: 214.902.2044

14201 Sovereign Road  
Suite 101  
Fort Worth, TX 76155

[chandler signs.com](http://chandler signs.com)

Aspen Dental Typical Location



**Bluegrass Retail Management, LLC**

30200 Telegraph Road, Suite 205

Bingham Farms, MI 48025

Attn: Bluegrass Retail Management, LLC, c/o Alrig USA Management LLC

RE: Aspen Dental to Be Located at

4097 E. Bluegrass Road

Mt. Pleasant, MI 48858

To Whom It May Concern,

Please let this letter serve as approval from Bluegrass Retail Management, LLC, c/o Alrig USA Management LLC that Chandler Signs art design#395721Ar2 is approved and that subcontractor Bill Carr Signs, INC. at 719 W. 12<sup>th</sup> Street, Flint, MI 48503 is approved to install signage and awnings per City approval and apply for permits for this site.

Thank you



Lindsay Auer



<b>CHART 11.11a - SIGNAGE ALLOTMENT – BUSINESS DISTRICTS (B-4, B-5, B-6, B-7) (D)</b>				
	MAX. AREA PER (SQ. FT.)	MAX. HEIGHT (LINEAR FT.)	MAX. PROJECTION (INCHES)	MIN. HEIGHT (LINEAR FT.)
<b>PERMANENT SIGNAGE PERMIT REQUIRED (A) (B)</b>				
ATTACHED WALL (F) (G) (H) (I) (K) (M) (P)	50	↑	3	N/R
PROJECTED WALL	50	↑	15	8
PROJECTED	50	↑		
AWNING/CANOPY (M)	25	↑	48	8
MARQUEE	12	↑	48	8
SUSPENDED	15	↑	N/R	8
SUBDIVISION / APARTMENTS / CONDOMINIUM I.D.				
FREESTANDING ELEVATED (C) (I) (J) (L) (N) (O) (P)	100	16	N/R	N/R
FREESTANDING GROUND (C) (J) (L) (N) (P)	100	6	N/R	Ground
MESSAGE CENTER (C)	100	18	3	N/R
BILLBOARD				
<b>PERMANENT SIGNAGE - NO PERMIT</b>				
COURTESY (C) (E)	4	6	3	N/R
DIRECTIONAL (E)	4	6	3	N/R
IDENTIFICATION (C)	2	6	3	N/R
PUBLIC AGENCY (C) (E)	2	6	3	N/R
PUBLIC INTEREST (C)	4	6	3	N/R
<b>TEMPORARY SIGNAGE - PERMIT REQUIRED</b>				
A-FRAME SANDWICH BOARD (C)	6	4	N/R	N/R
AIR/GAS INFLATABLE				
BANNER	40	Wall Height	N/R	N/R
BEACON/SEARCH (C)	N/R	10	N/R	N/R
TRAILERS/CART W/WO WHEELS	32	4	3	N/R
WIND SIGNS - PERMITTED	40	15	N/R	N/R
<b>TEMPORARY SIGNAGE - NO PERMIT</b>				
<b>COMMODITY PREMISES GROWN</b>				
CONSTRUCTION (C)	16*	6	N/R	N/R
CONSTRUCTION DEVELOP. I.D. (C)	32	8	N/R	N/R
GARAGE/YARD SALE (C) (E)	4	6	N/R	N/R
GRAND OPENING (C)	16	6	N/R	N/R
MODEL HOME				
NEW BUSINESS/OWNER (C)	16	6	N/R	N/R
NO TRESPASSING/HUNTING (E)	2	6	N/R	N/R
POLITICAL (C)	16	6	N/R	N/R
REAL ESTATE (C)	16	6	N/R	N/R
RENTAL/LEASE (C)	16	6	N/R	N/R
WINDOW SIGNS	25% of Address Window	Window	N/R	N/R

**SPECIAL INSTRUCTIONS**

(A) Total maximum sign area – 200 SF of permanent signage – permit only

(B) Number of signs permitted for address side of permanent signage - permit only - 3  
2 Wall Sign  
1 Freestanding Sign

(C) Side Setback - minimum 20'; Front Setback - minimum of 10' to the road right-of-way.

(D) Illumination: direct and internal permitted

(E). Additional signs permitted: Identification- one (1) per building, Courtesy and Directional - aggregate signs not to exceed twelve (12) SF. Public Agency, No Trespassing/Hunting, Garage/Yard Sale no limit.

Sign area exceptions:  
(F) Building on a corner lot shall be considered to have two (2) front faces. An additional fifty (50%) of the attached address frontage wall sign allotment shall be permitted for the non-address side of the building. Sign allotment is not transferable

(G) Where a public entrance to the business establishment is also provided at the rear or side of the building from an adjoining off street parking area, one (1) additional attached wall sign will be permitted. The additional signage shall be included in the total allowable square feet for attached wall signs for the frontage address side

SPECIAL INSTRUCTIONS continue next page

Shaded = Not Permitted, N/R = Not Regulated, ↑ = Height of wall or 5' below eave, maximum 25'

\*= The maximum size of a sign shall be thirty-two (32) square feet when listing two (2) or more firms

## **Union Township Public Hearing Notice – Variance**

NOTICE is hereby given that a Public Hearing will be held on Wednesday, March 6, 2019, 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 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: Bluegrass Retail Management LLC: A variance from section 11.11.a 128.7SF for wall signage.

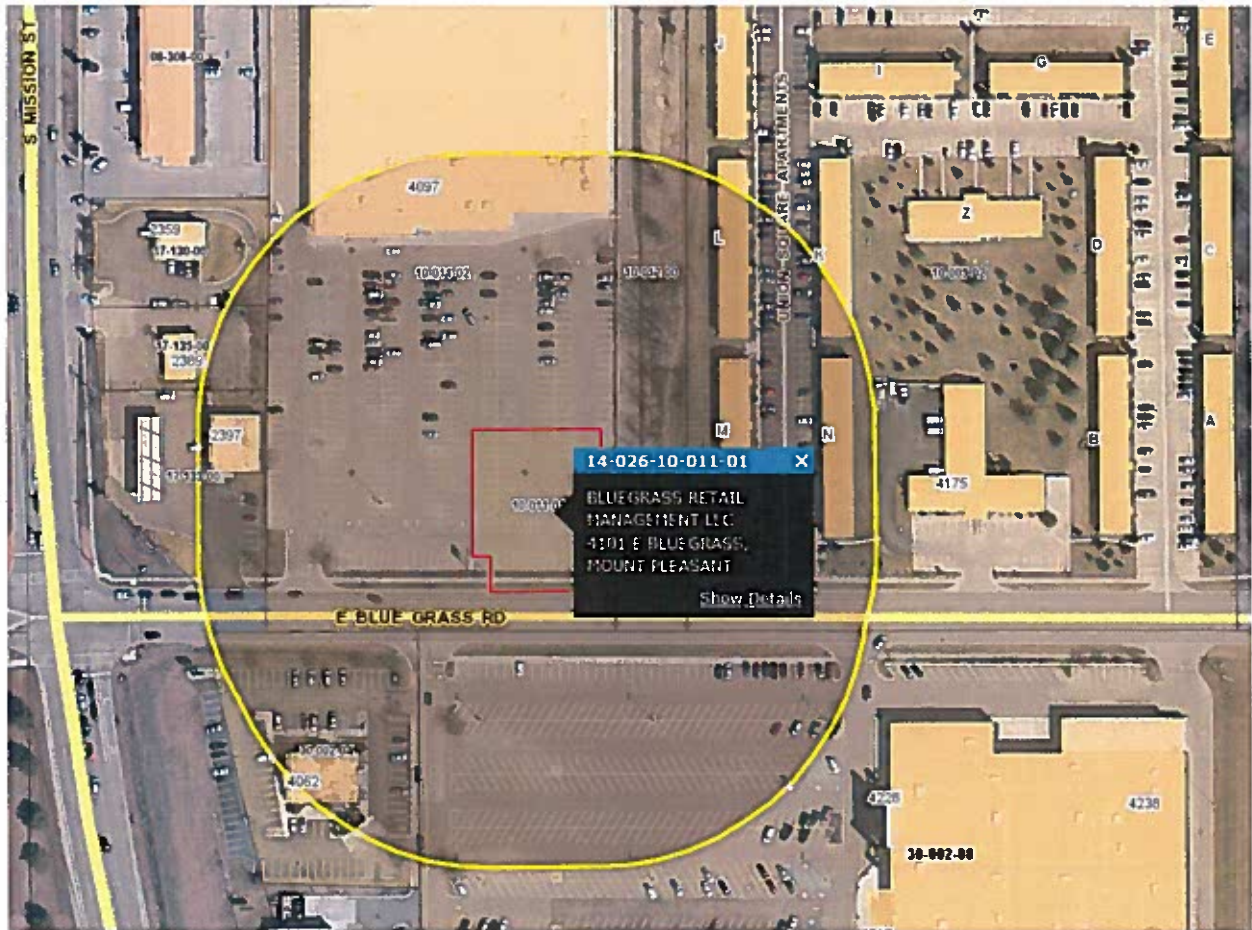
Legal Description of property: T14N R4W PART OF SW 1/4 NW 1/4 OF SEC 26 COM AT W 1/4 COR TH S87°55'30"E, 508.29 FT AND N02°04'30"E, 43 FT TO POB; TH CONTINUING N02°04'30"E 38.48 FT; TH N87°55'30"W 19.36 FT; TH N02°04'30"E 137.8 FT; TH S87°55'30"E 141.41 FT; TH S02°04'30"W 128.68 FT; TH S47°04'30"W 12.9 FT; TH S02°04'30"W 38.48 FT; TH N87°55'30"W 112.93 FT TO POB

This property is located at 4101 E. Bluegrass Rd. Mt. Pleasant, MI 48858

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 subject property is located at 4101 Bluegrass Rd. This parcel is outlined in RED. The YELLOW circle around the property represents a 300ft radius around the subject property. All property owners within this 300ft radius are sent notice of the public hearing.

UNION SQUARE APARTMENTS LLC  
PO BOX 222  
MT PLEASANT, MI 48804-0222

BLUEGRASS RETAIL MANAGEMENT LLC  
30200 TELEGRAPH RD STE 205  
BINGHAM FARMS, MI 48025

TARGET CORPORATION  
PO BOX 9456  
MINNEAPOLIS, MN 55440-9456

ROSENBERG EDWARD  
31850 NORTHWESTERN HWY  
FARMINGTON, MI 48334

ARCP RL PORTFOLIO IV LLC  
PO BOX 6467  
ORLANDO, FL 32802-6467

INDIAN HILLS PLAZA LLC  
4220 25TH ST NORTH  
ARLINGTON, VA 22207

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

GALLAGHER BYRON P JR ET AL  
900 S BRADLEY, STE B  
MT PLEASANT, MI 48858

PERFORMANCE PLUS QUICK OIL  
2225 28TH ST SW  
WYOMING, MI 49519-2349

I certify that Public Notices for  
file # VAR 2011-02 were  
mailed on 2-18-19 to all persons listed on  
this page. Et Yllx (signature)

## AFFIDAVIT OF PUBLICATION

2125 Butterfield Dr, Suite 102N • Troy MI 48084

CHARTER TOWNSHIP OF UNION  
2010 S Lincoln

Mount Pleasant, MI 48858  
Attention: PETER GALLINAT

STATE OF MICHIGAN,  
COUNTY OF ISABELLA

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

### Union Township Public Hearing Notice - Variance

NOTICE is hereby given that a Public Hearing will be held on Wednesday, March 6, 2019, 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 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: Bluegrass Retail Management LLC: A variance from section 11.11.a 128.75F for wall signage.

Legal Description of property: T14N R4W PART OF SW 1/4 NW 1/4 OF SEC 26 COM AT W 1/4 COR TH S87°55'30"E, 508.29 FT AND N02°04'30"E, 43 FT TO POB; TH CONTINUING N02°04'30"E 38.48 FT; TH N87°55'30"W 19.38 FT; TH N02°04'30"E 137.8 FT; TH S87°55'30"E 141.41 FT; TH S02°04'30"W 128.68 FT; TH S47°04'30"W 12.9 FT; TH S02°04'30"W 38.48 FT; TH N87°55'30"W 112.93 FT TO POB

This property is located at 4101 E. Bluegrass Rd. Mt. Pleasant, MI 48858

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

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

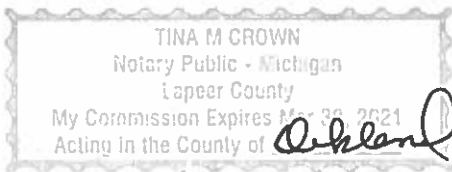
Peter Gallinat, Union Twp. Planner

Published: February 19, 2019

### CHARTER TOWNSHIP OF UNION

Published in the following edition(s):

Morning Sun	02/19/19
morningstarpublishing.com	02/19/19



Sworn to the subscribed before me this 21<sup>st</sup> February 2019

Tina M. Crown

Notary Public, State of Michigan  
Acting in Oakland County

### Advertisement Information

Client Id: 531226

Ad Id: 1752688

PO:

Sales Person: 200301