



ZONING BOARD OF APPEALS
Special Meeting
January 20, 2020
6:00p.m.

1. CALL MEETING TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES

- January 7, 2019 Regular ZBA Meeting

5. CORRESPONDENCE / BOARD REPORTS

- Boards and Commissions Expiration Dates
- Announce Upcoming Available Training Opportunities
- Nine Golden Rules of Defensible Decision Making

6. APPROVAL OF AGENDA

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

8. NEW BUSINESS

- A. PZA-20-01 Interpretation of Text (Public Hearing) - McGuirk Mini Storage, located at 3046 Jen's Way, 14-020-20-001-01
- B. PZA 20-02 Administrative Review (Public Hearing) - McGuirk Mini Storage, located at 3046 Jen's Way, 14-020-20-001-01
- C. PVAR 20-01 Variance Request (Public Hearing) - McGuirk Mini Storage, located at 3046 Jen's Way, 14-020-20-001-01

9. OTHER BUISINESS

- A. Consider Cancellation of February 5, 2020 ZBA meeting

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

11. FINAL BOARD COMMENT

12. 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 January 7, 2020 at 7:00 p.m. at Union Township Hall.

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

Roll Call

Present: Ryan Buckley, Judy Lannen, Liz Presnell, Taylor, Taylor Sheahan-Stahl, and Andy Theisen

Pro Tem officers elected

Buckley moved **Sheahan-Stahl** supported to appoint Andy Theisen as Chair. **Vote: Ayes: 5 Nays: 0. Motion carried.**

Sheahan-Stahl moved **Buckley** supported to appoint Liz Presnell as Vice-Chair. **Vote: Ayes: 5 Nays: 0. Motion carried.**

Lannen moved **Presnell** supported to appoint Sheahan-Stahl as Secretary. **Vote: Ayes: 5 Nays: 0. Motion carried.**

Sheahan-Stahl moved **Buckley** supported to appoint Lannen as Vice-Secretary. **Vote: Ayes: 5 Nays: 0. Motion carried.**

Others Present

Peter Gallinat & Jennifer Loveberry

Approval of Minutes

Sheahan-Stahl moved **Lannen** supported the approval of the December 4, 2019 minutes as presented. **Vote: Ayes: 5 Nays 0. Motion carried.**

Correspondence / Board Reports

Planning Commission updates by Peter Gallinat

Approval of Agenda

Sheahan-Stahl moved **Lannen** 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 – 7:08 p.m.

No comments were offered.

Closed – 7:08 p.m.

New Business

Other Business

Extended Public Comment

Open 7:08 p.m.

No comments were offered.

Closed 7:09 p.m.

Final Board Comment

Theisen – Welcome Judy Lannen to the Zoning Board of Appeals Board.

Adjournment

Chair Theisen adjourned the meeting at 7:10 p.m.

APPROVED BY:

**Taylor Sheahan-Stahl –Secretary
Judy Lannen – Vice Secretary**

(Recorded by Jennifer Loveberry)

DRAFT

Board Expiration Dates

Planning Commission Board Members (9 Members) 3 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	Lisa	Cody	11/20/2020
2-Chair	Phil	Squatrito	2/15/2020
3-Vice Chair	Denise	Webster	2/15/2020
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	James	Thering Jr.	2/15/2021
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- PC Rep	Ryan	Buckley	2/18/2021
2 - Chair	Andy	Theisen	12/31/2022
3 - Vice Chair	Liz	Presnell	12/31/2022
4 - Secretary	Taylor	Sheahan-Stahl	12/31/2021
5 - Vice Secretary	Judy	Lannen	12/31/2022
Alt. #1	Brandon	LaBelle	12/31/2022
Alt. #2	Jim	Engler	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	Randy	Golden	1/25/2021
Citizens Task Force on Sustainability (4 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Don	Long	12/31/2020
2	Mike	Lyon	12/31/2020
3	vacant seat		12/31/2018
4-BOT Representative	vacant seat		11/20/2020
Construction Board of Appeals (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Colin	Herron	12/31/2021
2	Richard	Jakubiec	12/31/2021
3	Andy	Theisen	12/31/2021
Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term			
1	Mark	Stuhldreher	12/31/2020
2	John	Dinse	12/31/2021
Chippewa River District Library Board 4 year term			
1	Ruth	Helwig	12/31/2023
2	Lynn	Laskowsky	12/31/2021



Board Expiration Dates

EDA Board Members (11 Members) 4 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	Ben	Gunning	11/20/2020
2	Thomas	Kequom	4/14/2023
3	James	Zalud	4/14/2023
4	Richard	Barz	2/13/2021
5	Robert	Bacon	1/13/2023
6	Marty	Figg	6/22/2022
7	Sarvjit	Chowdhary	1/20/2022
8	Cheryl	Hunter	6/22/2023
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	Robert	Sommerville	12/31/2022
Sidewalks and Pathways Prioritization Committee (2 year term)			
#	F Name	L Name	Expiration Date
1 - BOT Representative	Kimberly	Rice	11/20/2020
2 - PC Representative	Denise	Webster	8/15/2020
3-Township Resident	Sherrie	Teall	8/15/2021
4 - Township Resident	Jeremy	MacDonald	10/17/2020
5 - Member at large	Connie	Bills	8/15/2021

**March 4 | Grand Rapids, Eberhard Center
Grand Valley State University**

**Instructor: Megan Masson-Minock, AICP
Carlisle|Wortman Associates, Inc.**

**Registration & Networking Dinner:
5:30 PM - 5:30 PM | Program: 5:30 PM - 9 PM**

Knowing which public engagement technique to use for which audience, and managing the public participation process so that all voices can be heard, all the while ensuring that the input is meaningful and relevant, is one of a community's greatest challenges. This interactive session explains best practices to engage with community members and stakeholders in meaningful ways.

MANAGING RISK: MAKING SOUND PLANNING & ZONING DECISIONS

2.5 Master Citizen Planner Credits

March 11 | Frankenmuth, Bavarian Inn Lodge

Instructor: Catherine Kaufmann, JD, AICP

Lauckham, Sparks, Thall, Seeber & Kaufman, P.C.

**Registration & Networking Dinner:
5:30 PM - 5:30 PM | Program: 5:30 PM - 8 PM**

As more communities face litigation related to planning and zoning decisions, this is essential training for all elected officials, planning commissioners, zoning board of appeals members, and emerging planning professionals. Topics include identifying a conflict of interest, applying discretionary standards during special land use reviews, reasonable expectations of a developer, and how your comprehensive plan can minimize risk.

Extension Citizen Planner Program

**March 4 | Grand Rapids, Eberhard Center,
Grand Valley State University**

Instructor: Paul LeBlanc, AICP | PLB Planning

March 11 | Frankenmuth, Bavarian Inn Lodge

Instructor: Doug Piggot, AICP | Rowe Professional Services

March 19 | Jackson, Jackson College

Instructor: Leah DuMouchel, AICP | Beckett and Raeder, Inc.

All workshops:

Registration & Networking Lunch:

11 AM - 11:45 AM

Program: 11:45 AM - 4:30 PM

The most requested training product we offer. This course is designed to boost confidence by sharpening skills, examining roles and responsibilities, identifying conflicts of interest, understanding legal foundations, and more!

This program is a robust introduction for new planning commissioners and zoning board of appeals, but also a great refresher for more experienced officials looking to build upon existing knowledge. This program also provides a broad overview for students and emerging planners who want to learn about planning procedures in Michigan.

Public hearing procedures, site plan review, master planning, zoning ordinances, variances, how to determine practical difficulty, and standards for effective decision-making are covered.

**March 18 | Taylor, Wayne County Community College
Instructor: Adam Young, AICP | Wade Trim**

Registration & Networking Lunch:

11 AM - 11:45 AM

Program: 11:45 AM - 4:30 PM

The zoning administrator is responsible for ensuring the integrity and effectiveness of the zoning process and for the public support it receives. This program is for zoning administrators in rural, suburban, or urban settings as well as municipal officials, other staff members, or citizens interested in a more complete understanding of all facets of zoning administration. This workshop will delve into legal basics, development reviews including zoning board of appeals, good meeting practices, enforcement, and public relations.

SITE PLAN REVIEW

3.5 Master Citizen Planner Credits

March 18 | Taylor, Wayne County Community College

Instructor: Jill Bahm, AICP | Giffels Webster

**Registration & Networking Dinner:
5:30 PM - 5:30 PM | Program: 5:30 PM - 9 PM**

This program will demonstrate the site plan review and approval process and provide practical tools and techniques on how to read a site plan. You'll discuss site design principles, such as pedestrian and traffic considerations, lighting, utilities, ADA compliance, inspections, and landscaping. Participants in this hands-on workshop receive an engineering scale, turning template, and a sample site plan to evaluate.

CLEAN ENERGY PLANNING | 2.5 Master Citizen Planner Credits | March 19 | Jackson, Jackson College | NEW OFFERING!

Instructor: Sarah Banas Mills, PhD, Ford School of Public Policy | Graham Sustainability Institute, University of Michigan

Registration & Networking Dinner: 5 PM - 5:30 PM | Program: 5:30 PM - 8 PM

This workshop explores why planners—especially those in rural communities—need to consider renewable energy in their planning and zoning, and provide practical tools for doing so. Local appointed and elected officials will learn how the market for renewables is changing and the opportunities that may exist in all environments (urban, suburban and rural). Communities that have large parcels of open land (250+ acres), who are considering wind and solar farms will find this workshop particularly valuable.

Nine Golden Rules of Defensible Decision-Making

By: Rodney Nanney, Principal

[Building Place Consultants](#)

In almost any crowded public meeting on a controversial site plan, special use, rezoning, or other difficult land use issue you will find a proverbial elephant sitting on the backs of the decision-makers at the front of the room. What is this elephant?

It is a question...

So, the worst has happened and the answer to this question is "Yes!" A disgruntled applicant has threatened or filed a lawsuit against the town and each of the board or commission members personally. Lawsuits are relatively cheap to file, and it costs even less to make the threat. It is also true that a board member or commissioner may be named as a defendant in land use or development litigation if the individual participated in the decision-making process.

Now before all of our citizen-volunteers dash off to pen their resignation letters, please read on: It is extremely rare that personal liability is imposed in such cases, as it must first be proven that the individual acted maliciously or was grossly negligent. Otherwise, he or she should be dismissed from such cases on the grounds of governmental immunity.

To minimize the chance of finding yourself in these circumstances, ALWAYS follow the nine golden rules of defensible decision-making:

RULE 1: MAKE INFORMED DECISIONS

ALWAYS strive to make informed decisions based upon the best information available. The board or commission Chair should request a vote only after first verifying that the agenda item and its probable impacts are well understood by all members.

One of the worst violators of this rule is the decision-maker who waits to open and read the meeting packet until just before the start of the meeting. To be prepared for the business to be discussed at the meeting, take time to become familiar with the agenda items at least several days beforehand.

The Elephant in the
Public Hearing Room



Nine Golden Rules of Defensible Land-Use Decision-Making:

- 1. Make informed decisions**
- 2. Do not exceed your authority**
- 3. Deliberate in public**
- 4. Ask for advice**
- 5. Document decisions**
- 6. Avoid exclusionary zoning**
- 7. Correct errors immediately**
- 8. Respect constitutional rights**
- 9. Express your opinions**

Stay familiar with your zoning ordinance and master plan, and keep them close at hand. If you haven't already done so, consider this your permission to make margin notes, highlight, and "bookmark" your copies so you can find key information quickly during the meeting.

During the meeting it's easy to get bogged down in technicalities and procedural distractions. While Robert's Rules of Order are important, the best decisions come through keeping focus on the key "big picture" issues related to the agenda item.

RULE 2: DO NOT EXCEED YOUR AUTHORITY

ALWAYS strive to act in good faith, and NEVER exceed the scope and authority you have been granted. If you are unsure of the boundaries of your office or your authority in a given circumstance, ask for professional advice before you act.

RULE 3: DELIBERATE IN PUBLIC

ALWAYS deliberate and discuss agenda items exclusively during the public meeting. All deliberations should be in the open. To the best of your ability, avoid talking to the owner, developer, applicant, and your neighbors about the agenda item outside of the public meeting, and be especially careful with email correspondence that involves the applicant, neighbors or fellow decision-makers.

The keys to a defensible decision on a difficult issue are to:

- Consistently apply all adopted standards and regulations, no matter the specifics of a particular case;
- Look out for the best interests of the entire community, not just the people at the public hearing, an applicant or an opponent;
- Beware of decisions that would have the effect of completely excluding a lawful land use; and
- Avoid even the appearance of "under-the-table" dealings by choosing to not meet as a group outside of the public meeting, other than for purely socializing purposes.

What about site visits?

A joint site visit by a majority of the Planning Commission must be preceded by public notice under the Open Meetings Act. Do not enter the site without written permission from the owner, unless the site is normally open to the public.

RULE 4: ASK FOR ADVICE

NEVER hesitate to ask for advice from a land use professional. Technical assistance (legal, planning, zoning, engineering, environmental, etc.) should always be made available to board and commission members and other decision-makers when needed. For development

applications, the application fee should cover the cost for planning and engineering consultant reviews. If it does not, then this would be a good time to update your community's fee schedule.

RULE 5: DOCUMENT DECISIONS

ALWAYS document decisions through detailed motions. This builds a firm and defensible foundation under the decision and any conditions or limitations imposed by the board or commission. The absence of such documentation severely diminishes the legal defensibility of the board or commission's action.

Most land use decisions in Michigan require a written statement of the commission's relevant findings and conclusions related to the specifics of the agenda item. "Findings" are facts specific to the case, while "conclusions" are results or reasoned judgments reached by the decision-makers through the deliberative process.

Carefully phrase the motion, as it may have to withstand court scrutiny. Include references to relevant sections of the ordinance and staff, consultant or agency reports. Whenever possible, make a motion in the affirmative (i.e. "to approve" or "to recommend approval of"). A motion to deny means that a "yes" is actually a "no," which can create confusion and opportunities for error.

What's in a Motion?

- Summary of the request and the proposed action (to approve, to deny, or to recommend an action in some cases)
- Conditions placed on an approval (if any)
- Statement of relevant findings of fact and conclusions that support the proposed action and conditions

RULE 6: CORRECT ERRORS IMMEDIATELY

ALWAYS go back and correct yourself when you discover that a procedural error has been made during the decision-making process. Upon identifying an error, the board or commission should immediately re-start the process from that point with the deficiencies corrected. It is better to hold a "do-over" public hearing than to take an action that would be vulnerable to challenge on a technicality.

RULE 7: AVOID EXCLUSIONARY ZONING

NEVER take an action that would have the effect of completely excluding a lawful land use, or that would impose unreasonable conditions on an approval. Examples of lawful land uses to be aware of include churches and other religious land uses, mobile home parks, and "adult uses" or sexually oriented businesses.

RULE 8: RESPECT CONSTITUTIONAL RIGHTS

NEVER take an action that would have the effect of violating the constitutional rights of an applicant or another citizen. If you are not familiar with the Bill of Rights, the first ten amendments to the U.S. Constitution, take time to get to know them.

Examples of constitutional rights that typically come up as part of land use litigation include the right to due process of law (see Rules 1–6) and a prohibition on the “taking” of property for public use without just compensation (see Rule 7).

Religious land uses and RLUIPA

The federal Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA) prohibits unequal treatment of religious land uses (churches, synagogues, temples, etc.) and similar non-religious assembly uses (theaters, auditoriums, fraternal organizations, etc.). To conform to the intent of RLUIPA, we recommend that these uses be combined into a single new use category called “institutional uses,” subject to a single set of standards.

Professional and legal advice early in the decision-making process is key to defensible decision-making for cases that could involve RLUIPA.

Freedom to petition the government

Respect the rights of citizens to “petition the government for a redress of grievances.” A key to success in cases that require a public hearing is to always err on the side of ensuring that all have ample opportunity to be heard. Speaking in public is an unfamiliar and sometimes emotional experience for many, so be sure to thank everyone that chooses to speak up at a hearing.

1st Amendment:

Congress shall make no law respecting an establishment of religion, or prohibiting the free exercise thereof; or abridging the freedom of speech, or of the press; or the right of the people peaceably to assemble, and to petition the Government for a redress of grievances.

“Government regulation of expressive activity is content neutral so long as it is justified without reference to the content of the regulated speech.”

“(The 1st) Amendment affords special protection to speech in the home, (so) the Supreme Court has accorded special “reverence” to yard signs, holding that the available alternatives to yard signs are not ‘adequate alternatives.’”

[Fehribach v. City of Troy, MI (2004)]

Freedom of speech

Local sign regulations can often become a source of indefensible decisions. As the coming year brings another election season, our focus here will be on one small but very significant example: political and opinion signs.

As noted in *Fehribach v. Troy*, yard signs for campaigns, ballot issues, and other expressive purposes are given a strongly protected status (“reverence”) by the courts.

In other words, our right as American citizens to display a yard sign that states our personal opinion that “The Mayor is a Fink” should not be infringed!



What does this mean for decision-makers? Locally, you can regulate maximum sign area, height, and location of yard signs. You can also prohibit “obscene material” as defined in state law, and require such signs to be kept out of the road right-of-way. However, no permit or fee should be required to put up a political, opinion, or election-oriented sign.

Time limits (such as “a maximum of 30 days before an election”) also cannot be enforced against such signs, so as long as you keep your “Mayor = Fink” yard sign in good repair, it can be lawfully displayed for as long as you wish to express your constitutionally protected opinion.

RULE 9: EXPRESS YOUR OPINION

This is the last “rule,” but it may also be the most important: ALWAYS express your opinions as a board member, commissioner or other decision-maker. Do not let any threat of litigation or other intimidation tactic prevent you from expressing your thoughts, concerns, preferences, and recommendations during the public meeting.

The keys to success under this rule are to keep the discussion focused on the specifics of the matter under consideration, and to avoid personal issues and personality clashes that may unintentionally provide ammunition to attack the decision.

MICHIGAN PLANNER 'E-dition'



American Planning Association
Michigan Chapter

Making Great Communities Happen

A Publication of the Michigan Chapter of the American Planning Association

It is never too late to improve your community's efforts at defensible decision-making. Even if you are well educated and schooled in decision-making procedure, there is always more that can be done to strengthen the foundation under your community's land use and development decisions. These Nine Golden Rules are not a foolproof form of pest control against land use and development litigation, but following them consistently will help significantly to lift the "Will we be sued?" elephant off your back and keep him out of the public meeting room all together.

About the Author

As the principal planner and [Zoning Guru for Building Place Consultants](#), Rodney C. Nanney is an innovative provider of solutions to community planning, zoning, and local economic development challenges. Mr. Nanney is a recognized zoning expert and the creator of the Building Place Notebook, an online newsletter covering planning, zoning, and economic development in Michigan.

An accomplished writer and public speaker, he also has the gift of being able to effectively communicate planning and zoning concepts in plain language for many to understand.

For more information from Rodney and Building Place Consultants, [click here](#).

NOTE: All graphics and photographs were created or taken by Rodney Nanney



Peter Gallinat, Township Planner
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Mt. Pleasant, MI 48858
Phone 989-772-4600 Ext. 241
Fax 989-773-1988

TO: Zoning Board of Appeals

Meeting 01/20/20 (Special)

FROM: Township Planner

NEW BUSINESS

SUBJECT: A-C) Text Interpretation PZA 20-01, Administrative Review PZA 20-02, Variance PVAR 20-01 located at 3046 JEN'S WAY MT. PLEASANT Michigan 48858 14-020-20-001-01

Owner: MCGUIRK MINI STORAGE INC

Applicant: Vanderloon, LLC/McGuirk Mini Storage Inc.

Owner: MCGUIRK MINI STORAGE INC

Location: 3046 JEN'S WAY. MT. PLEASANT MI 48858

Current Zoning: B5

Adjacent Zoning: B-5, R-3A

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: B-5 (Highway Business District)

Reason for Request: Both Freestanding and Wall signage for West Wood Condominium

History: Owner has previously been granted a variance for additional freestanding signs and wall signs. Owner was previously permitted to replace 2 non-conforming Billboards with one new LED billboard. Owner previously denied variance for additional freestanding sign (Peterbilt).

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

Key Findings:

- ✓ West Wood Condominium is a division of the existing structure and not a division of land.
- ✓ West Wood Condominium created separate "units", each with their own legal description within the single existing structure. However, these units are still located on one lot as defined by the Zoning Ordinance (3.41.C & 3.65)
- ✓ ZBA minutes from January 2, 2019 do not mention the Township advising the applicant that a condominium of the existing building would allow additional signage.

- ✓ Applicant's proposed signage chart for variance request of wall signage and free-standing signage appears to not match additional drawing labeled unit 1-13. It appears what is listed as free-standing signage is the wall signage and vice versa.
- ✓ Wall signs must not extend past the top of the building. The depiction of new wall signage on the applicant's plans is inconsistent with sign ordinance requirements.
- ✓ Additional free-standing signs are incompatible with the Township's Master Plan Policy for commercial and employment center to "limit clutter of business signs"/
- ✓ The additional free-standing signs are also incompatible with the purpose and intent of the Township Sign regulations to "keep signs within a reasonable scale" and to reduce visual distractors to motorists"

Recommendation from Township Planner

- In regard to the Interpretation and Administrative review I would determine that there are not separate lots. That each lot is only permitted one (1) free standing sign.
- For the variance, I would deny any additional free-standing signs. A denial of additional free-standing signs does not deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District.
- Each unit is already permitted a wall sign that meets the requirements of the Zoning Ordinance. No variance needed.

Twp Planner
Peter Gallinat



NOTICE OF APPEAL
Charter Township of Union

ZONING BOARD OF APPEALS

DATE: December, 2019

I (we) Vanderloon, LLC 209 East Chippewa Mt. Pleasant, MI 48858
McGuirkM n i S bra ge , Inc. o f 3 0 4 6 # n s W a y P O B o x 5 3 0 M t . P l e a s a n t , M I 4 8 8 5 8

Name Address
owners of property at Vanderloon, LLC Unit 12 West Wood Condominium
MMS, Inc Units 1-11 and 13 West Wood Condominium

the legal description is: same as above

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)



**NOTICE OF APPEAL
Charter Township of Union**

ZONING BOARD OF APPEALS

DATE: December, 2019

Vanderloon, LLC 209 East Chippewa Mt. Pleasant, MI 48858
McGuirk MiniStorage, Inc. of 3046 Jens Way, PO Box 5 Mt. Pleasant MI 48858

I (we) _____

Name Address

Vanderloon, LLC Unit 12 West Wood Condominium

owners of property at MMS, Inc Units 1-11 and 13 West Wood Condominium,

the legal description is: same as above

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:

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**NOTICE OF APPEAL
Charter Township of Union**

ZONING BOARD OF APPEALS

DATE: December, 2019

I (we) Vanderloon, LLC 209 East Chippewa Mt. Pleasant, MI 48858
McGuirk Mini Storage, Inc. of 3046 Jens Way, PO Box 530 Mt. Pleasant, MI 48858

Name Vanderloon, LLC Uni t12 West Wood Condominium
Address
owners of property at MMS, Inc Units 1-11 and 13 West Wood Condominium

the legal description is: same as above

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:

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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)
SEE ATTACHED

a. Provision of the Zoning Ordinance from which a variance is sought SECTION 11

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

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

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

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

SEE ATTACHED

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

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

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



R. EDWARD KUHN
 TERRY C. ROGERS
(LLM, Taxation)
 EDGAR ROY III
 JOSEPH E. QUANDT
 GREGORY J. DONAHUE
 GREGORY L. JENKINS
 TROY W. STEWART
 GINA A. BOZZER

412 SOUTH UNION STREET
 TRAVERSE CITY, MICHIGAN 49684
 TELEPHONE: 231-947-7900
 FAX: 231-941-5154

LANSING OFFICE:
 2937 ATRIUM DRIVE, STE 200
 OKEMOS, MI 48864

MOUNT PLEASANT OFFICE:
 3046 JEN'S WAY
 MT. PLEASANT, MI 48858

CHRISTOPHER G. ROGERS
(also admitted in Illinois)
 J.D. PRAASTERINK
(also admitted in Arizona)
 MARC S. McKELAR II
 PATRICK M. ELLIS
 OF COUNSEL:
 LEWIS G. GATCH
 A. BROOKS DARLING

December 16, 2019

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

Re: McGuirk Mini Storage, Inc./Zoning Board of Appeals Requests

Dear ZBA Members:

Please be advised that we represent the applicant, McGuirk Mini Storage, Inc., in three different requests to this board for signage at the West Wood condominium project on M-20 and Jen's Way. Enclosed you will find: 1) text interpretation request, 2) administrative appeal, and 3) variance request. The origin of these requests are thirteen (13) condominium units in the West Wood condominium development. Specifically, the applicant believes they are entitled to individual freestanding signs and wall signage for each separate unit, totaling 941 sf for the freestanding signage and 1294 sf for the wall signage. This is consistent with the language of the ordinance and traditional property rights and law. However, thirteen individual business signs would certainly be distracting for customers and motorists and clutter the right-of-ways. Not to mention that this would be otherwise inconsistent with the treatment of other similar developments in the Township.

Therefore, the applicant has requested that, rather than thirteen freestanding signs, they be allowed: a) two multi-sign signs of 300 square feet on M-20, b) two 90 sf freestanding signs on Remus Road, c) one existing 144 sf sign on Jen's Way, and d) one 17 sf sign at the intersection of Jen's Way and Lexi Lane. Additionally, they are requesting that they be allowed to shift the allocation of the 1294 sf of wall signage to the following locations on the building: a) NE Corner 150 sf, b) NW Corner 150 sf, c) SW Corner 150 sf, d) SE Corner 150 sf, e) Remus Road - one at 50 sf and one at 49 sf, f) Jen's Way - two at 200 sf, two at 50 sf, and one at 75 sf, and g) Lexi Lane - two at 50 sf; and h) that they be granted a 17 foot height variance for the two proposed two multi-sign signs of 300 square feet on M-20. This request is a practical solution that does not grant any additional square footage. As mentioned above, it is also consistent with other projects in the Township, namely the strip mall on the north side of Bluegrass Road and Encore Blvd., the south side of Bluegrass Road and Encore Blvd. where Walmart, Sam's Club and Kohl's are, and the Indian Hills Plaza development at Bluegrass Road and Mission. All of these developments have signage which exceeds the height standards and includes multiple business signage.

KUHN ROGERS PLC

December 16, 2019

Page 2

With that goal in mind, the applicant has submitted three different requests which provide for several approaches to achieve their desired result. This provides the ZBA with the maximum flexibility necessary to choose the pathway of preference in granting the requested relief. Enclosed please find the applicant's submittal which provides the guiding land-use principles and facts to support a determination in their favor, which is consistent with the treatment of other applicants within the Township.

Should you have further questions or comments for me regarding the above, please do not hesitate to contact me

Sincerely,

KUHN ROGERS PLC

A handwritten signature in blue ink, appearing to read "Marc S. McKellar II".

Marc S. McKellar II

Direct Dial: (231) 947-7901 x106

msmckellar@krlawtc.com



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 TERRY C. ROGERS
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 OF COUNSEL:
 LEWIS G. GATCH
 A. BROOKS DARRING

December 13, 2019

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

Re: Text Interpretation

Dear ZBA Members:

Please be advised that the undersigned represents the applicant for a text interpretation. Specifically, the applicant is seeking a text interpretation of Section 11.11 of the Charter Township of Union Zoning Ordinance 1991-5, "Ordinance", being the signage allotment in the business districts, including B5-Highway Business. In addition to our application, we are providing this letter in support of the applicant's position regarding such interpretation of the Ordinance, which we believe you may find helpful.

The applicant believes that the language in the Ordinance regarding this matter is unambiguous. The applicant is confident that, because any unit of a condominium is a distinct lot/parcel of real property, it is entitled to its own freestanding sign, not to exceed 100 square feet, as provided for in Section 11.11(F)(b) of the Ordinance. The applicable language in Section 11.11(F)(3) clearly provides that: a "Single Business located on one (1) parcel..." provides for "Freestanding signage permitted at the rate of one (1) square foot for each lineal foot of building frontage on the address side, not exceeding one hundred (100) square feet." Interestingly, "parcel" is not defined by itself, but its meaning can be found in Section 3.41 of the Ordinance which provides the definition for "Lot". A lot is defined, in part, as:

"A lot is a parcel of land...and may consist of: C. In the case of a division of land on the basis of condominium ownership (site condominium), "lot" shall also include the portion of condominium project designed and intended for separate ownership and use as described in the master deed."

Indeed, this condominium has separate ownership, parcel tax identification numbers, and can be and is used for different uses among the separate units. Importantly, Section 141 of the Condominium Act, MCL 559.241, provides in part that an: "...existing condominium project shall not be prohibited nor treated differently by any law, regulation, or ordinance of any local unit of

December 13, 2019

Page 2

government, which would apply to that project or development under a different form of ownership.” This requires that the condominium unit be allocated signage the same as any different parcel which is platted or resulted from a land division. Clearly, the language of the Ordinance contemplates separate ownership and rights, and therefore is consistent with the applicant’s interpretation, consistent with traditional property rights and law, that a condominium unit is entitled to its own distinct freestanding signage allotment.

Furthermore, this interpretation is consistent with signage allotment throughout the Township and this board’s direction to the applicant at its January 2, 2019 meeting, when this board articulated that very concept. At that meeting, the applicant had requested a freestanding sign for a tenant of what was not yet a condominium. Because it was not a condominium, the applicant needed a variance to allow an additional sign from the one already utilized by what was a single parcel at the time. Additionally, the applicant was requesting that a 2-foot height increase be allowed. Throughout the deliberation, the ZBA, on numerous occasions, stated that if development subsequently turned into a condominium, then the need for the freestanding sign variance would not be necessary because each unit would be entitled to its own freestanding sign. It was proposed by the board that a possible condition, if approved that night, would be to require that the development be turned into a condominium. It was then discussed that if the applicant were to designate the development as condominiums, then there would be no need for the variance. Upon further discussion, the board determined that if the applicant’s intention was to create a condominium, then it would be better to create the condominiums first and avoid the need for a variance altogether. The board correctly pointed out that if the development was turned into a condominium, then the only aspect of the freestanding sign that the unit owner would need a variance for would be the 2-foot height variance request.

Armed with that knowledge, the applicant endeavored to develop the development into a condominium, as planned. The board made it clear that, should our client have the development turned into a condominium, there would be no need for a variance to allow a freestanding sign, as each condominium unit be allotted its own individual freestanding sign.

Therefore, the applicant respectfully requests that this board approve an interpretation that:

“Each condominium unit is entitled to its own single business freestanding signage allotment of freestanding signage that is permitted at the rate of one (1) square foot for each lineal foot of building frontage on the address side, not to exceed one hundred (100) square feet.”

Should you have further questions or comments for me regarding the above, please do not hesitate to contact me.

KUHN ROGERS PLC

December 13, 2019
Page 3

Sincerely,

KUHN ROGERS PLC

A handwritten signature in black ink, appearing to read "Marc S. McKellar II", with a horizontal line extending to the right.

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 A BROOKS DARLING

December 13, 2019

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

Re: Administrative Appeal

Dear ZBA Members:

On November 12, 2019, the applicant submitted sign permit applications consistent with the Charter Township Zoning Ordinance 1991-5, "Ordinance" and the direction of this board at your January 2, 2019 meeting. The application package is attached at Exhibit A. The applications laid out specific requests for wall and freestanding signage for units 1-13 of the West Wood Condominium. The requests included a tabulation of the signage allotment for wall signage and freestanding signage for each of the thirteen units. The total wall signage requested, which is permitted by right, was 1,294 sf. The total freestanding signage requested, which is permitted by right, was 941 sf. Again, this consisted of thirteen separate calculations, one per unit, and 13 separate and distinct freestanding and wall signs. The Township denied the permits for signs on December 4, 2019, in an email from Peter Gallinat, the Township zoning administrator, attached as Exhibit B. Mr. Gallinat denied the application on two basis: 1) the number of wall and freestanding signs requested exceeded those allowed under Section 11 of the Ordinance, and 2) that the proposal for the freestanding signs and wall signs exceeded the terms granted by variance 2017-6, which was granted on April 4, 2018.

Number of Signs allowed per Unit under Section 11 of the Ordinance

With regard to the number of signs allowed under the Ordinance, it is clear that each unit is entitled to their own freestanding and wall sign. The applicant believes that the language in the Ordinance regarding this matter is unambiguous. The applicant is confident that, because any unit of a condominium is a distinct lot/parcel of real property, it is entitled to its own freestanding sign, not to exceed 100 square feet, as provided for in Section 11.11(F)(b) of the Ordinance. The applicable language in Section 11.11(F)(3) clearly provides that: a "Single Business located on one (1) parcel..." provides for "Freestanding signage permitted at the rate of one (1) square foot for each lineal foot of building frontage on the address side, not exceeding one hundred (100)

square feet.” Interestingly, “parcel” is not defined by itself, but its meaning can be found in Section 3.41 of the Ordinance which provides the definition for “Lot”. A lot is defined, in part, as:

“A lot is a parcel of land...and may consist of: C. In the case of a division of land on the basis of condominium ownership (site condominium), “lot” shall also include the portion of condominium project designed and intended for separate ownership and use as described in the master deed.”

Indeed, this condominium has separate ownership, parcel tax identification numbers, and can be and is used for different uses among the separate units. Importantly, Section 141 of the Condominium Act, MCL 559 241, provides in part that an: “... existing condominium project shall not be prohibited nor treated differently by any law, regulation, or ordinance of any local unit of government, which would apply to that project or development under a different form of ownership.” This requires that the condominium unit be allocated signage the same as any different parcel which is platted or resulted from a land division. Clearly, the language of the Ordinance contemplates separate ownership and rights, and therefore is consistent with the applicant’s interpretation, consistent with traditional property rights and law, that a condominium unit is entitled to its own distinct freestanding signage allotment.

Furthermore, this interpretation is consistent with signage allotment throughout the Township and this board’s direction to the applicant at its January 2, 2019 meeting, when this board articulated that very concept. At that meeting, the applicant had requested a freestanding sign for a tenant of what was not yet a condominium. Because it was not a condominium, the applicant needed a variance to allow an additional sign from the one already utilized by what was a single parcel at the time. Additionally, the applicant was requesting that a 2-foot height increase be allowed. Throughout the deliberation, the ZBA, on numerous occasions, stated that if the development was subsequently turned into a condominium, then the need for the freestanding sign variance would not be necessary because each unit would be entitled to its own freestanding sign. It was proposed by the board that a possible condition, if approved that night, would be to require that the development be turned into a condominium. It was then discussed that if the applicant were to designate the development as condominiums, then there would be no need for the variance. Upon further discussion, the board determined that if the applicant’s intention was to create a condominium, then it would be better to create the condominiums first and avoid the need for a variance altogether. The board correctly pointed out that if the development was turned into a condominium, then the only aspect of the freestanding sign that the unit owner would need a variance for would be the 2-foot height variance request.

Armed with that knowledge, the applicant endeavored to develop the development into a condominium, as planned. The board made it clear that, should our client have the development turned into a condominium, there would be no need for a variance to allow a freestanding sign, as each condominium unit would be allotted its own individual freestanding sign. Once the condominium was complete, the applicant filed and properly submitted a complete signage request, which is the subject of this current appeal of denial. The application is consistent with the

clear and unambiguous language of the Ordinance, consistent with traditional property rights, and consistent with the previous actions of this Township and this board.

Why the April 4, 2018 Variance is not Applicable

With regard to denial based on the excess of the scope from the variance which was granted April 4, 2018, such determination is unfounded. The variance granted by this board on April 4, 2018, was fundamentally different than the denied permit applications which the applicant now appeals. The application for variance on April 4, 2018, was a request for two (2) additional freestanding entrance signs, with a total signage of 1,250 sf, based on the approximately 29-acre development, which at the time did not include a condominium. Further, it had limited signage by right based on the few lot/parcels of land which made up the development. This was, of course, all prior to the development of the condominium, and before the applicant began to acquire tenants in the approximately 9-acre portion of the development which lies at the development's northwest corner and is the property subject to this appeal. The two freestanding signs and 1,250 sf of total signage approved in the variance on April 4, 2018, is simply not applicable. Once a condominium is put in place, there is a fundamental change in conditions. At that point, property status, characteristics, and rights changed and each unit was entitled to its share of signs under the Ordinance.

By way of illustration, if you have a 10-acre, non-corner B5 parcel, that parcel is entitled to one freestanding sign (at no more than 100 sf) and one wall sign (at no more than 100 sf). If you wanted an additional freestanding sign and 250 total sf of signage, rather than the 200 sf you currently are allowed, you would need to request a variance. Now, assume you were granted the variance in 2018, but in 2019, you divide the land into two 5-acre parcels. Each parcel would be entitled to one freestanding sign (at no more than 100 sf) and one wall sign (at no more than 100 sf). But, when you submitted your application for sign permits, the zoning administrator denied the application because the two parcels were granted 250 sf total in 2018, prior to the change in conditions, and the two parcels would have to share 250 sf, rather than each parcel having their 200 sf by right. This simply is a misapplication of the law and cannot be allowed to stand. When the new parcel was created, certain rights were created that were associated with that parcel, one of which is the right to signage. Therefore, it is obvious that the denial, based on the alleged exceedance of the previously granted variance, is flawed. The change in conditions provides each unit its own signage allotment. Under the zoning administrator's analysis, once a parcel existed at the time of the adoption of the sign ordinance or the issuance of a variance, any subsequent division of the land, resulting in new parcel(s), would have to share the same number and amount of sf of signage that the parent parcel had at that fixed point in time. This is nearly self-evident that this is not the proper analysis.

Conclusion

Consequently, the two basis upon which the zoning administrator denied the applicant's sign permits were erroneous. The applications were and are in compliance with the Ordinance and,

KUHN ROGERS PLC

December 13, 2019

Page 4

to the extent it is applicable, the April 4, 2018 variance. Therefore, the applicant respectfully requests that this board reverse the denial of the November 12, 2019, sign permit applications for units 1-13 of the West Wood Condominiums and instruct the zoning administrator to issue the permits forthwith.

Should you have further questions or comments for me regarding the above, please do not hesitate to contact me.

Sincerely,

KUHN ROGERS PLC

A handwritten signature in black ink, appearing to read "Marc S. McKellar II", written in a cursive style.

Marc S. McKellar II
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msmckellar@krlawtc.com

KUHN ROGERS PLC

December 13, 2019

Page 5

EXHIBIT A

Sign Permit Applications



R. EDWARD KUHN
 TERRY C. ROGERS
(LLAL Taxation)
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December 13, 2019

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

Re: Variance Request

Dear ZBA Members:

Please be advised that the undersigned represents the applicant for a variance request. The applicant is seeking a variance from the strict language of the Ordinance which allows for, in this case, thirteen separate freestanding signs totaling 941 sf, and thirteen separate wall signs totaling 1294 sf. Specifically, the applicant is requesting that they 1) be allowed to use the 941 sf in six signs instead of thirteen. This would include: a) two multi-sign signs of 300 square feet on M-20, b) two 90 sf freestanding signs on Remus Road, c) one existing 144 sf sign on Jen's Way, and d) one 17 sf sign at the intersection of Jen's Way and Lexi Lane; 2) they are requesting that they be allowed to shift the allocation of the 1294 sf of wall signage to the following locations on the building: a) NE Corner 150 sf, b) NW Corner 150 sf, c) SW Corner 150 sf, d) SE Corner 150 sf, e) Remus Road - one at 50 sf and one at 49 sf, f) Jen's Way - two at 200 sf, two at 50 sf, and one at 75 sf, and g) Lexi Lane - two at 50 sf; and 3) that they be granted a 17 foot height variance for the two proposed two multi-sign signs of 300 square feet on M-20. The thirteen signs permitted by right and the proposed reduction to six signs, as well as the location of the proposed wall signage, are depicted in Exhibit A attached. It is important to note that applicant is offering to remove the Westwood Acres Boulevard Entrance sign, as depicted in Exhibit A. If granted, this variance would result in a much cleaner look to the project, better identification for customers, and less congestion along the right of ways. Each application for a variance must include a written support for the standards in Section 5.8(C)(1)(a-e). Below please find the applicant's analysis supporting a grant of the variance.

- a) **That special conditions and circumstances exist 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.**

This condominium development is unique in size and scope. There are 13 units currently which are entitled to individual freestanding and wall signs. If the freestanding signs were to be placed

along M-20 and Jen's Way, the signs would aesthetically be less desirable than signs combining the names of the different businesses as proposed. Additionally, with many of the units having their frontage on Jen's Way, it would be difficult for customers traveling along M-20 to look southward into the property for the individual freestanding signs. Developments like this, by their very nature, lend themselves to freestanding signs listing multiple businesses along the entranceways on the major thoroughfares identifying the businesses which are situated off of the main road. Given the need to provide adequate size signage on the two multi-sign signs of 300 square feet on M-20, as well as be aesthetically pleasing, the overall height of those signs, as proposed, would be 33 feet. This is an increase of 17 feet over the 16-foot height maximum for a single freestanding sign. However, this is matter of simple logistics and is consistent with the height of similar style signs within the business districts. With regard to the wall signage, the proposed locations would result in better identification for the unit. As such, the conditions and circumstances that exist on this state highway development are unique and satisfy this condition.

b) That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of this Ordinance

If taken literally, the interpretation of the Ordinance would allow for thirteen freestanding signs and thirteen wall signs, as described above. This literal interpretation results in the placement of 13 separate signs along just the right-of-ways on Jen's Way and M-20, and wall signs that are not as helpful for locating the businesses. This would cause congestion and clutter along the right-of-ways. Again, this would create difficulty in identification of businesses by customers, and be aesthetically less pleasing than the proposed variance. Additionally, if the height requirement was strictly enforced for the two multi-sign signs, that would result in a sign that is either full from ground to top or a sign that is unrealistically wide. The proposed design for these two multi-sign signs are the safest, most aesthetically pleasing, and user friendly as practically possible. This is not inconsistent with other properties within the zoning district which have multiple businesses on entrance signs, rather than individual freestanding signs, especially in condominium developments. The literal interpretation of this Ordinance simply makes the development look less attractive, is more difficult for customers to navigate, and logically will not be as safe as the proposed variance. This condition has been met.

c) That the special conditions and circumstances do not result from the actions of the applicant

The special conditions and circumstances are a result of the strict interpretation and application of the Ordinance and not a result of the actions of the applicant. The applicant is entitled to develop a condominium as others have within the Township. Each unit is entitled to their signs but the consequence of the Ordinance, if strictly enforced, does not adequately provide for the practical, which is what this proposed variance seeks to achieve. For the reasons given above, the signage

December 13, 2019

Page 3

as proposed would be more desirable, practical, and safe. Therefore, this condition is met.

- d) That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same Zoning District**

In granting this variance, it does not confer any additional square footage than would be allowed for the individual freestanding signs or wall signs. In addition, there are other examples of this within the Township, including those that exceed the 16-foot height limit. By not increasing the square footage allowed, but increasing the height of the two multi-sign signs and providing a more desirable, practical, and safe solution, the applicant is not afforded any special privilege that this Ordinance could not or has not already provided to similarly situated lands. Therefore, this condition has been met.

- e) No non-conforming use of neighboring lands, structures or buildings in the same Zoning District, and no permitted use of lands, structures or buildings in other Zoning Districts shall be considered grounds for the issuance of a variance.**

The applicant does not rely upon any nonconforming use of neighboring land, structures, or buildings in the same zoning district nor do they rely upon permitted uses within other zoning districts. Therefore, the condition has been met.

Given the facts and circumstances above, the applicant respectfully requests that this board approve the variance and grant applicant the right to use the signage as depicted in Exhibit A.

Should you have further questions or comments for me regarding the above, please do not hesitate to contact me

Sincerely,

KUHN ROGERS PLC



Marc S. McKellar II

Direct Dial: (231) 947-7901 x106

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KUHN ROGERS PLC

December 13, 2019

Page 4

EXHIBIT A

Renderings

UNION TOWNSHIP SIGN PERMIT

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)

(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

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 type # Other Type #2 Other Type #3

Other 1 SqFt Other 2 SqFt Other 3 SqFt

For temporary signs only Expires On

Variance Req? ZBA Date Variance Result:

Comment

Total Cost of Sign(s) 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 _____



UNION TOWNSHIP SIGN PERMIT

Permit #: Official Use
Zoning
Parcel ID:
1. Application Date:
11/05/19

2. Applicant MCGUIRK MINI STORAGE, INC.
3. Address 3046 JENS WAY, P.O. BOX 530
4. City State Zip MT. PLEASANT, MI 48858

5. Owner / Job Name SAME AS APPLICANT
6. Sign Address UNIT 2 WEST WOOD CONDOMINIUM
7. Greatest dimension of Building (height, width, or length) 100FT

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 ? ELEVATED 6. Height Above Freeway 7. SqFt 60
8. Front Setback 9. Side Setback Side Direction 10. Message Center 11. Lighted

WALL SIGNS REFER TO PREVIOUS PERMIT

1. Existing Wall #1 SF 2. New wall #1 SqFt 100 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 #3
Other 1 SqFt Other 2 SqFt Other 3 SqFt
For temporary signs only Expires On

Variance Req? ZBA Date Variance Result:

Comment

Total Cost of Sign(s) 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



UNION TOWNSHIP SIGN PERMIT

Permit #: Official Use []
Zoning []
Parcel ID: []
1. Application Date: [11/05/19]

2. Applicant [MCGUIRK MINI STORAGE, INC.]
3. Address [3046 JENS WAY, P.O. BOX 530]
4. City State Zip [MT. PLEASANT, MI 48858]

5. Owner / Job Name [SAME AS APPLICANT]
6. Sign Address [UNIT 3 WEST WOOD CONDOMINIUM]
7. Greatest dimension of Building (height, width, or length) [100FT]

[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 ? [ELEVATED] 6. Height [] Above Freeway 7. SqFt [100]
8. Front Setback [] 9. Side Setback [] Side Direction 10. Message Center 11. Lighted

[WALL SIGNS] REFER TO PREVIOUS PERMIT

1. Existing Wall #1 SF [] 2. New wall #1 SqFt [100] 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 #3 []
Other 1 SqFt [] Other 2 SqFt [] Other 3 SqFt []
For temporary signs only Expires On []

Variance Req? ZBA Date [] Variance Result: []
Comment []

Total Cost of Sign(s) [] 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 _____



UNION TOWNSHIP SIGN PERMIT

Permit #: Official Use
 13P18-22

Zoning **B-5**

Parcel ID:
 14-020-28-W1-01

1. Application Date:
 11-26-18

2. Applicant **Ms. Guck Said - Grand**

3. Address **3046 JEN'S WAY**

4. City State Zip
MT. PLEASANT MICHIGAN 48858

5. Owner / Job Name
SACDE

6. Sign Address
SAME

7. Greatest dimension of Building (height, width, or length)
388

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 closer to sign. Front setback is from the centerline of road.
- 5. Ground, Elevated or Billboard?
- 6. Height Above Freeway
- 7. SqFt
- 8. Front Setback
- 9. Side Setback Side Direction
- 10. Message Center
- 11. Lighted

WALL SIGNS

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

MAX Allowable Wall SIGNAGE = 388 sqft
 Total Existing = 188 sqft
 Total Proposed = 154
 Total All = 342 sqft

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

Other type #1 Other type #2 Other type #3

Other 1 SqFt Other 2 SqFt Other 3 SqFt

For temporary signs only Expires On

Variance Req? ZBA Date Variance Result:

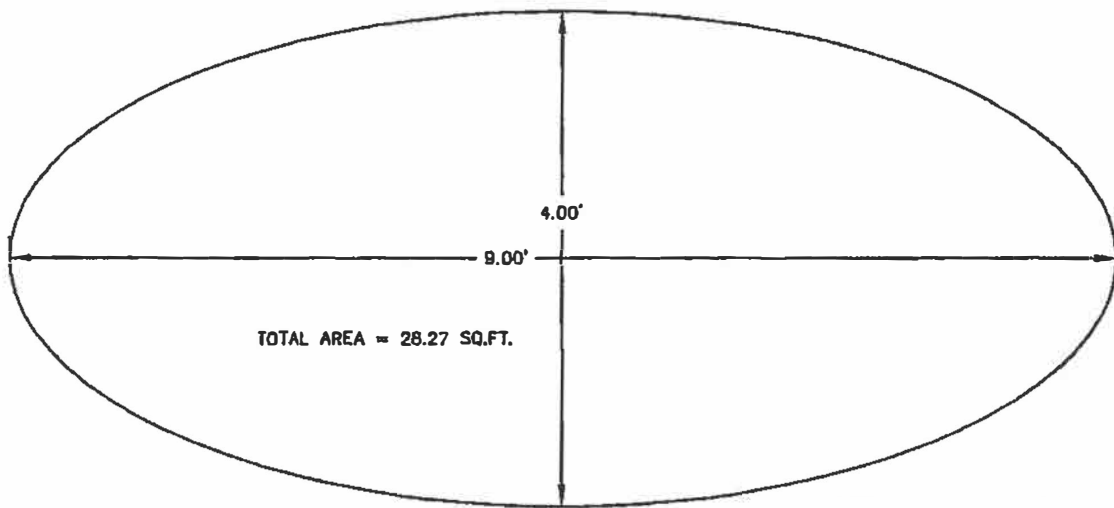
Comment

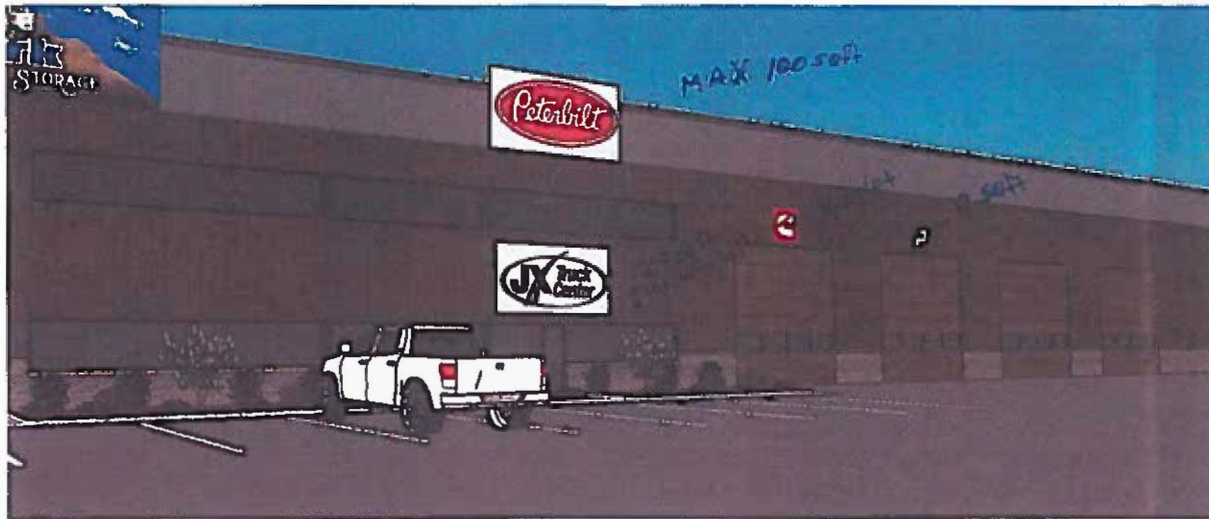
Total Cost of Sign(s) Applicant Signature  Date **11-26-18**

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) 773-1888

Approval Date: Approval Signature 





Hand-drawn signature or mark in a circle.

SCHEMATIC EXTERIOR VIEWS

B	B-Squared Design Studio	PROOF	Chuck McGuirk McGuirk Sand and Gravel 3046 Jens Way Mt. Pleasant, MI 48858 November 7, 2018	play book page
	<small> Brenda Steel, AIA • brenda@b-squaredstudio.com • (989) 560-0986 • 104 East Maple Street - Sheperd, MI 48883 Drawings and documents contained in this package are schematic and for planning purposes only, they do not constitute complete architectural services. Drawings are not suitable or developed for construction. </small>			

UNION TOWNSHIP SIGN PERMIT

Permit #: Official Use

[]

2. Applicant

MCGUIRK MINI STORAGE, INC.

5. Owner / Job Name

SAME AS APPLICANT

Zoning

[]

3. Address

3046 JENS WAY, P.O. BOX 530

6. Sign Address

UNIT 4 WEST WOOD CONDOMINIUM

Parcel ID:

[]

4. City State Zip

MT. PLEASANT, MI 48858

7. Greatest dimension of Building (height, width, or length)

99.67FT

1. Application Date:

11/05/19

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. Ground, Elevated or Billboard ?

ELEVATED

6. Height

[]

Above Freeway

7. SqFt

94

8. Front Setback

[]

9. Side Setback

[]

Side Direction

[]

10. Message Center

11. Lighted

WALL SIGNS

REFER TO PREVIOUS PERMIT

1. Existing Wall #1 SF

[]

2. New wall #1 SqFt

100

3. Replacement?

4. Existing Wall #2 SF

[]

5. New Wall #2 SqFt

[]

6. Replacement?

7. Side Entrance SF:

[]

(Permitted only when 2nd entrance is at side or rear, for public use, and is served by a parking lot. Square footage included in maximum aggregate.)

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

Other type #

[]

Other Type #2

[]

Other Type #

[]

3

Other 1 SqFt

[]

Other 2 SqFt

[]

Other 3 SqFt

[]

For temporary signs only Expires On

[]

Variance Req?

ZBA Date

[]

Variance Result:

[]

Comment

[]

Total Cost of Sign(s)

[]

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



UNION TOWNSHIP SIGN PERMIT

Permit #. Official Use PSP 2018-11	2. Applicant	5. Owner / Job Name
Zoning B-5	3. Address 3046 Jen's Way	6. Sign Address 3046 Jen's Way
Parcel ID 14-02-0-20-001-01	4. City State Zip MI Pleasant, MI 48858	7. Greatest dimension of Building (height, width, or length) length
1. Application Date: 4/18/18		

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. Ground, Elevated or Billboard? 6. Height Above Freeway 7. SqFt

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

WALL SIGNS

1. Existing Wall #1 SF 2. New wall #1 SqFt 3. Replacement?

4. Existing Wall #2 SF 5. New Wall #2 SqFt 6. Replacement?

7. Side Entrance SF (Permitted only when 2nd entrance is at side or rear, for public use, and is served by a parking lot. Square footage included in maximum aggregate.)

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

Other type #1 Other Type #2 Other Type #3

Other 1 SqFt Other 2 SqFt Other 3 SqFt

For temporary signs only Expires On

Variance Req? ZBA Date Variance Result:

Comment: VAR 2018-06 Granted 4-4-18

Total Cost of Sign(s) Applicant Signature *[Signature]* Date 4/18/18

Sign Permit Fee \$50

I certify all information provided is correct. False or inaccurate information shall void this permit and may result in removal of any work done under this permit. Return to 2010 S Lincoln Rd MI Pleasant, IA 48858 or FAX to (517) 713 1988

Approval Date: 4-25-18 Approval Signature *[Signature]*

EXTERIOR DESIGN

Proposed

1885 F



- A.
- B.
- C.
- D.
- E.
- F.
- G.

THIS ART IS APPROVED FOR PRODUCTION AND ALL COLORS ARE SPECIFIED. ANY CHANGES ARE THE COST OF CUSTOMER.

DATE: _____

SIGN: _____

WWW.JOHNSONDESIGNCO.COM



5555 E. 13 MILE RD
PARIS, MI 49339
OFFICE 231-796-8200
FAX 231-796-8209

TEL: 231-796-1112

JOB NUMBER
JOB NAME
Mcguirk
CLIENT NAME
Mcguirk
ADDRESS
Mt. Pleasant

DATE 10/20/17
TENANT APPROVED

FURNITURE APPROVAL

SALES PERSON

DESIGNED BY
David Scott
SI MI

REVISIONS

THIS DRAWING IS THE PROPERTY OF JOHNSON DESIGN CO. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF JOHNSON DESIGN CO. ANY REPRODUCTION OR TRANSMISSION IS STRICTLY PROHIBITED. THIS DRAWING IS THE PROPERTY OF JOHNSON DESIGN CO. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF JOHNSON DESIGN CO. ANY REPRODUCTION OR TRANSMISSION IS STRICTLY PROHIBITED.

UNION TOWNSHIP SIGN PERMIT

Permit #: Official Use

[]

Zoning

[]

Parcel ID:

[]

1. Application Date:

11/05/19

2. Applicant

MCGUIRK MINI STORAGE, INC.

3. Address

3046 JENS WAY, P.O. BOX 530

4. City State Zip

MT. PLEASANT, MI 48858

5. Owner / Job Name

SAME AS APPLICANT

6. Sign Address

UNIT 5 WEST WOOD CONDOMINIUM

7. Greatest dimension of Building (height, width, or length)

129.98FT

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. Ground, Elevated or Billboard ?

ELEVATED

6. Height []

Above Freeway []

7. SqFt 89

8. Front Setback [] 9. Side Setback [] Side Direction [] 10. Message Center [] 11. Lighted []

WALL SIGNS

REFER TO PREVIOUS PERMIT

1. Existing Wall #1 SF [] 2. New wall #1 SqFt 100 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 # 3 []

Other 1 SqFt [] Other 2 SqFt [] Other 3 SqFt []

For temporary signs only Expires On []

Variance Req? [] ZBA Date [] Variance Result: []

Comment []

Total Cost of Sign(s) [] 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 _____



UNION TOWNSHIP SIGN PERMIT

Permit #: Official Use

PSR 231

Zoning B-5

Parcel ID:

14-20-20-001-g1

1. Application Date:

11-26-18

2. Applicant

Mc GURK Sand & Gravel

5. Owner / Job Name

SAME

3. Address

3016 JEN'S WAY

6. Sign Address

SAME

4. City State Zip

MT. PLEASANT MICHIGAN 48858

7. Greatest dimension of Building (height, width, or length)

95

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. Ground, Elevated or Billboard? 6. Height Above Freeway 7. SqFt

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

WALL SIGNS

1. Existing Wall #1 SF 2. New wall #1 SqFt 95 3. Replacement?

4. Existing Wall #2 SF 5. New Wall #2 SqFt 6. Replacement?

7. Side Entrance SF: (Permitted only when 2nd entrance is at side or rear, for public use, and is served by a parking lot. Square footage included in maximum aggregate.)

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

Other type # 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 [Signature] Date 11-26-18

Sign Permit Fee \$72.00

I certify the 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 1968

Approval Date: 11-26-18 Approval Signature: [Signature]

MAXIMUM 95 SQ. FT.



UNION TOWNSHIP SIGN PERMIT

Permit #: Official Use

[]

2. Applicant

MCGUIRK MINI STORAGE, INC.

5. Owner / Job Name

SAME AS APPLICANT

Zoning

[]

3. Address

3046 JENS WAY, P.O. BOX 530

6. Sign Address

UNIT 6 WEST WOOD CONDOMINIUM

Parcel ID:

[]

4. City State Zip

MT. PLEASANT, MI 48858

7. Greatest dimension of Building (height, width, or length)

30.66 FT

1. Application Date:

11/05/19

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. Ground, Elevated or Billboard ?

ELEVATED

6. Height

[]

Above Freeway

7. SqFt

40

8. Front Setback

[]

9. Side Setback

[]

Side Direction

10. Message Center

11. Lighted

WALL SIGNS

REFER TO PREVIOUS PERMIT

1. Existing Wall #1 SF

[]

2. New wall #1 SqFt

81

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 #

[]

3

Other 1 SqFt

[]

Other 2 SqFt

[]

Other 3 SqFt

[]

For temporary signs only Expires On

[]

Variance Req?

ZBA Date

[]

Variance Result:

[]

Comment

[]

Total Cost of Sign(s)

[]

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



UNION TOWNSHIP SIGN PERMIT

Permit #: Official Use

[]

2. Applicant

MCGUIRK MINI STORAGE, INC.

5. Owner / Job Name

SAME AS APPLICANT

Zoning

[]

3. Address

3046 JENS WAY, P.O. BOX 530

6. Sign Address

UNIT 7 WEST WOOD CONDOMINIUM

Parcel ID:

[]

4. City State Zip

MT. PLEASANT, MI 48858

7. Greatest dimension of Building (height, width, or length)

79.29 FT

1. Application Date:

11/05/19

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 ?

ELEVATED

6. Height []

Above Freeway []

7. SqFt

49

8. Front Setback []

9. Side Setback []

Side Direction []

10. Message Center [] 11. Lighted []

WALL SIGNS

REFER TO PREVIOUS PERMIT

1. Existing Wall #1 SF

[]

2. New wall #1 SqFt

79

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, Traller, 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



UNION TOWNSHIP SIGN PERMIT

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)

(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. Ground, Elevated or Billboard ?

6. Height

Above Freeway

7. SqFt

8. Front Setback

9. Side Setback

Side Direction

10. Message Center

11. Lighted

WALL SIGNS

REFER TO PREVIOUS PERMIT

1. Existing Wall #1 SF

2. New wall #1 SqFt

3. Replacement?

4. Existing Wall #2 SF

5. New Wall #2 SqFt

6. Replacement?

7. Side Entrance SF:

(Permitted only when 2nd entrance is at side or rear, for public use, and is served by a parking lot. Square footage included in maximum aggregate.)

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

Other type #

Other Type #2

Other Type #

3

Other 1 SqFt

Other 2 SqFt

Other 3 SqFt

For temporary signs only Expires On

Variance Req?

ZBA Date

Variance Result:

Comment

Total Cost of Sign(s)

Applicant Signature

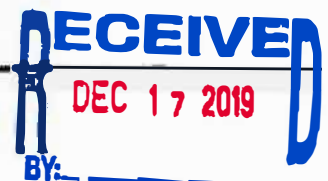
Date

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



UNION TOWNSHIP SIGN PERMIT

Permit #: Official Use

[]

2. Applicant

MCGUIRK MINI STORAGE, INC.

5. Owner / Job Name

SAME AS APPLICANT

Zoning

[]

3. Address

3046 JENS WAY, P.O. BOX 530

6. Sign Address

UNIT 9 WEST WOOD CONDOMINIUM

Parcel ID:

[]

4. City State Zip

MT. PLEASANT, MI 48858

7. Greatest dimension of Building (height, width, or length)

66.87 FT

1. Application Date:

11/05/19

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 ?

ELEVATED

6. Height

[]

Above Freeway

7. SqFt

40

8. Front Setback

[]

9. Side Setback

[]

Side Direction

10. Message Center

11. Lighted

WALL SIGNS

REFER TO PREVIOUS PERMIT

1. Existing Wall #1 SF

[]

2. New wall #1 SqFt

57

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 #

[]

3

Other 1 SqFt

[]

Other 2 SqFt

[]

Other 3 SqFt

[]

For temporary signs only Expires On

[]

Variance Req?

ZBA Date

[]

Variance Result:

[]

Comment

[]

Total Cost of Sign(\$)

[]

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



UNION TOWNSHIP SIGN PERMIT

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. Ground, Elevated or
Billboard ?

6. Height

Above Freeway

7. Sqft

8. Front Setback

9. Side Setback

Side Direction

10. Message Center

11. Lighted

WALL SIGNS

1. Existing Wall #1 SF

2. New wall #1 Sqft

3. Replacement?

4. Existing Wall #2 SF

5. New Wall #2 Sqft

6. Replacement?

7. Side Entrance SF:

(Permitted only when 2nd entrance is at side or rear, for public use, and is served by a parking lot. Square footage included in maximum aggregate.)

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

Other type #

Other Type #2

Other Type #

3

Other 1 Sqft

Other 2 Sqft

Other 3 Sqft

For temporary signs only Expires On

Variance Req?

ZBA Date

Variance Result:

Comment

Total Cost of Sign(s)

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



UNION TOWNSHIP SIGN PERMIT

Permit #: Official Use

[]

Zoning []

Parcel ID:

[]

1. Application Date:

11/5/19

2. Applicant

MCGUIRK MINI STORAGE, INC.

3. Address

3046 JENS WAY, P.O. BOX 530

4. City State Zip

MT. PLEASANT, MI 48858

5. Owner / Job Name

SAME AS APPLICANT

6. Sign Address

UNIT 11 WEST WOOD CONDOMINIUM

7. Greatest dimension of Building (height, width, or length)

100.25FT

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 ?

ELEVATED

6. Height

[]

Above Freeway

7. SqFt

100

8. Front Setback

[]

9. Side Setback

[]

Side Direction

10. Message Center

11. Lighted

WALL SIGNS

1. Existing Wall #1 SF

[]

2. New wall #1 SqFt

100

3. Replacement?

4. Existing Wall #2 SF

[]

5. New Wall #2 SqFt

[]

6. Replacement?

7. Side Entrance SF:

[]

(Permitted only when 2nd entrance is at side or rear, for public use, and is served by a parking lot. Square footage included in maximum aggregate.)

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

Other type #1

[]

Other Type #2

[]

Other Type #3

[]

Other 1 SqFt

[]

Other 2 SqFt

[]

Other 3 SqFt

[]

For temporary signs only Expires On

[]

Variance Req?

ZBA Date

[]

Variance Result:

[]

Comment

[]

Total Cost of Sign(s)

[]

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



UNION TOWNSHIP SIGN PERMIT

Permit #: Official Use

Zoning

Parcel ID:

1. Application Date:

11/15/19

2. Applicant

3. Address

4. City State Zip

5. Owner / Job Name

SAME AS APPLICANT

6. Sign Address

UNIT 12 WEST CONDOMINIUM

7. Greatest dimension of Building (height, width, or length)

101.10FT

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 ?

ELEVATED

6. Height

Above Freeway

7. SqFt

100

8. Front Setback

9. Side Setback

Side Direction

10. Message Center

11. Lighted

WALL SIGNS

1. Existing Wall #1 SF

2. New wall #1 SqFt

99

3. Replacement?

4. Existing Wall #2 SF

5. New Wall #2 SqFt

6. Replacement?

7. Side Entrance SF:

(Permitted only when 2nd entrance is at side or rear, for public use, and is served by a parking lot. Square footage included in maximum aggregate.)

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

Other type #1

Other Type #2

Other Type #3

Other 1 SqFt

Other 2 SqFt

Other 3 SqFt

For temporary signs only Expires On

Variance Req?

ZBA Date

Variance Result:

Comment

Total Cost of Sign(\$)

Applicant Signature

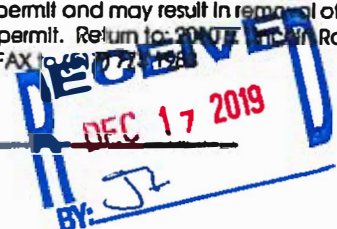
Date

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: 20077 Union Rd. Mt. Pleasant, MI 48858 or FAX to 517-771-1234

Approval Date:

Approval Signature



UNION TOWNSHIP SIGN PERMIT

Permit #: Official Use

[]

2. Applicant

MCGUIRK MINI STORAGE, INC.

5. Owner / Job Name

SAME AS APPLICANT

Zoning

[]

3. Address

3046 JENS WAY, P.O. BOX 530

6. Sign Address

UNIT 13 WEST WOOD CONDOMINIUM

Parcel ID:

[]

4. City State Zip

MT. PLEASANT, MI 48858

7. Greatest dimension of Building (height, width, or length)

80.00 FT

1. Application Date:

11/5/19

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 ?

ELEVATED

6. Height

[]

Above Freeway

7. SqFt

99

8. Front Setback

[]

9. Side Setback

[]

Side Direction

10. Message Center

11. Lighted

WALL SIGNS

1. Existing Wall #1 SF

[]

2. New wall #1 SqFt

99

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 #

[]

3

Other 1 SqFt

[]

Other 2 SqFt

[]

Other 3 SqFt

[]

For temporary signs only Expires On

[]

Variance Req?

ZBA Date

[]

Variance Result:

[]

Comment

[]

Total Cost of Sign(s)

[]

Applicant Signature

Date

Sign Permit Fee

[]

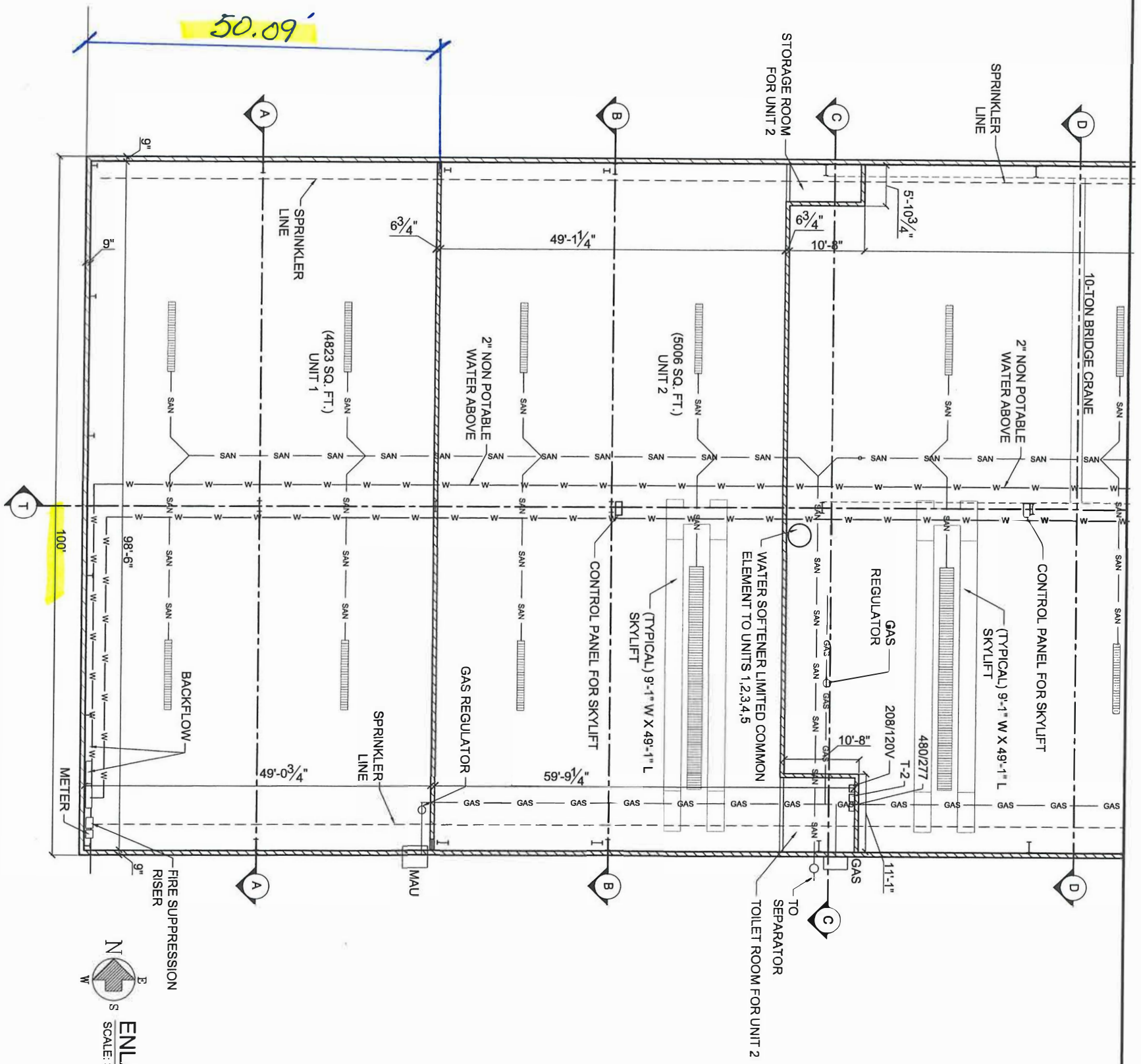
I certify all information provided is correct. False or inaccurate information shall void this permit and may result in removal of any work done under this permit. Return to: 2010 S. Lincoln Rd, Mt. Pleasant, MI 48858 or FAX to (517) 773 1988

Approval Date:

[]

Approval Signature





UNIT 1

N
E
S
W
ENLARGED AREA 5
SCALE: 3/16"=1'-0"

A10

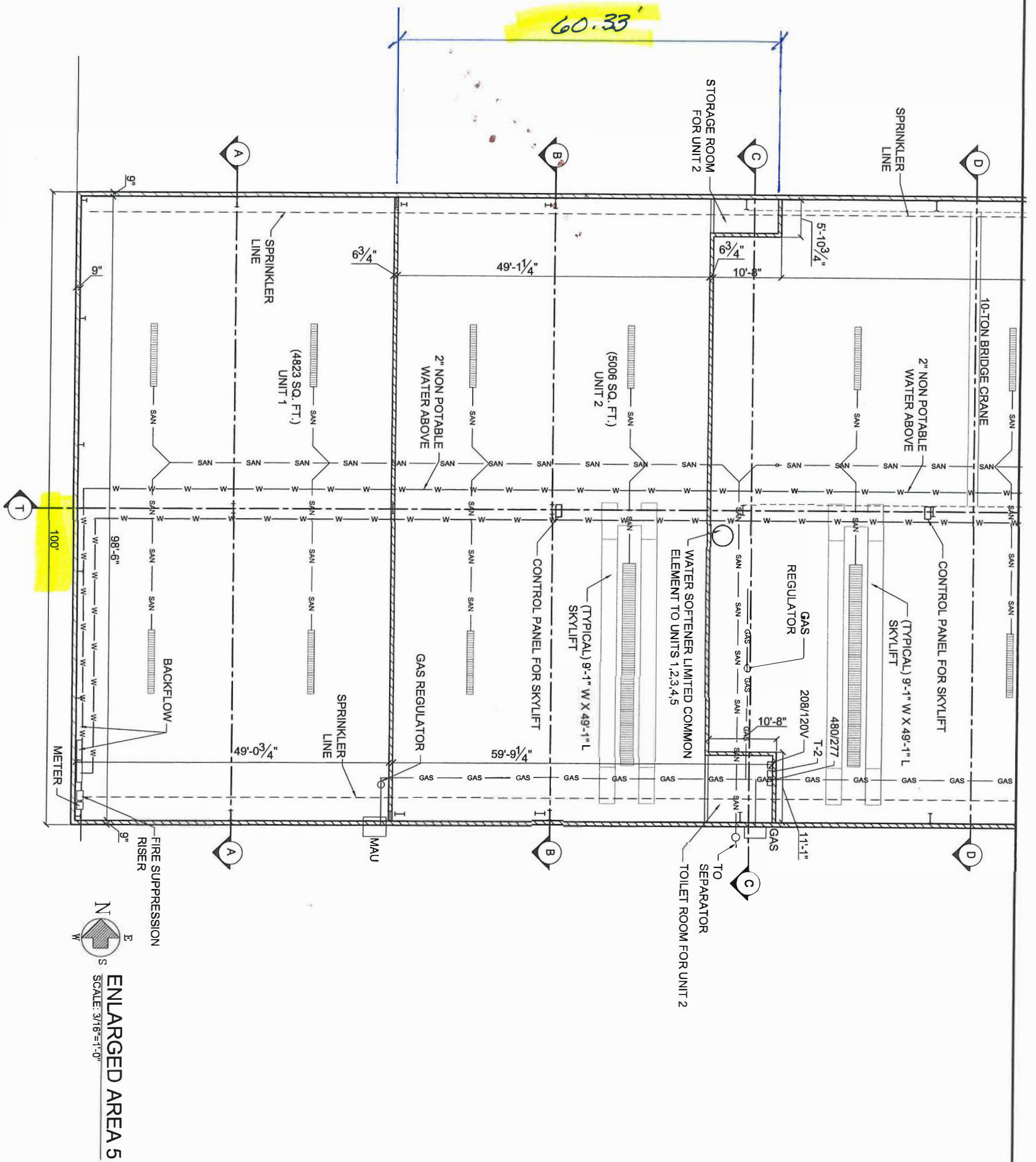
SCALE:
1/8" = 1'-0"

JBS Contracting Inc.
1680 COVER PARKWAY
MT. PLEASANT, MI 48858
PH. (989) 773-0770
FAX (989) 772-9212

COMMERCIAL/INDUSTRIAL
CONSTRUCTION

WEST WOOD CONDOMINIUM
MCQUIRK MINI-STORAGE, INC.
MT. PLEASANT, MI 48858

JBS JOB NUMBER: 1900
DRAWING NAME: ENLARGED FLOOR PLANS
DRAWN BY: DKG
REVIEWED BY:
FIELD SUPERVISOR:
DATE: 7-31-19



UNIT 2

N
E
S
SCALE: 3/16"=1'-0"
ENLARGED AREA 5

SCALE
1/8" = 1'-0"

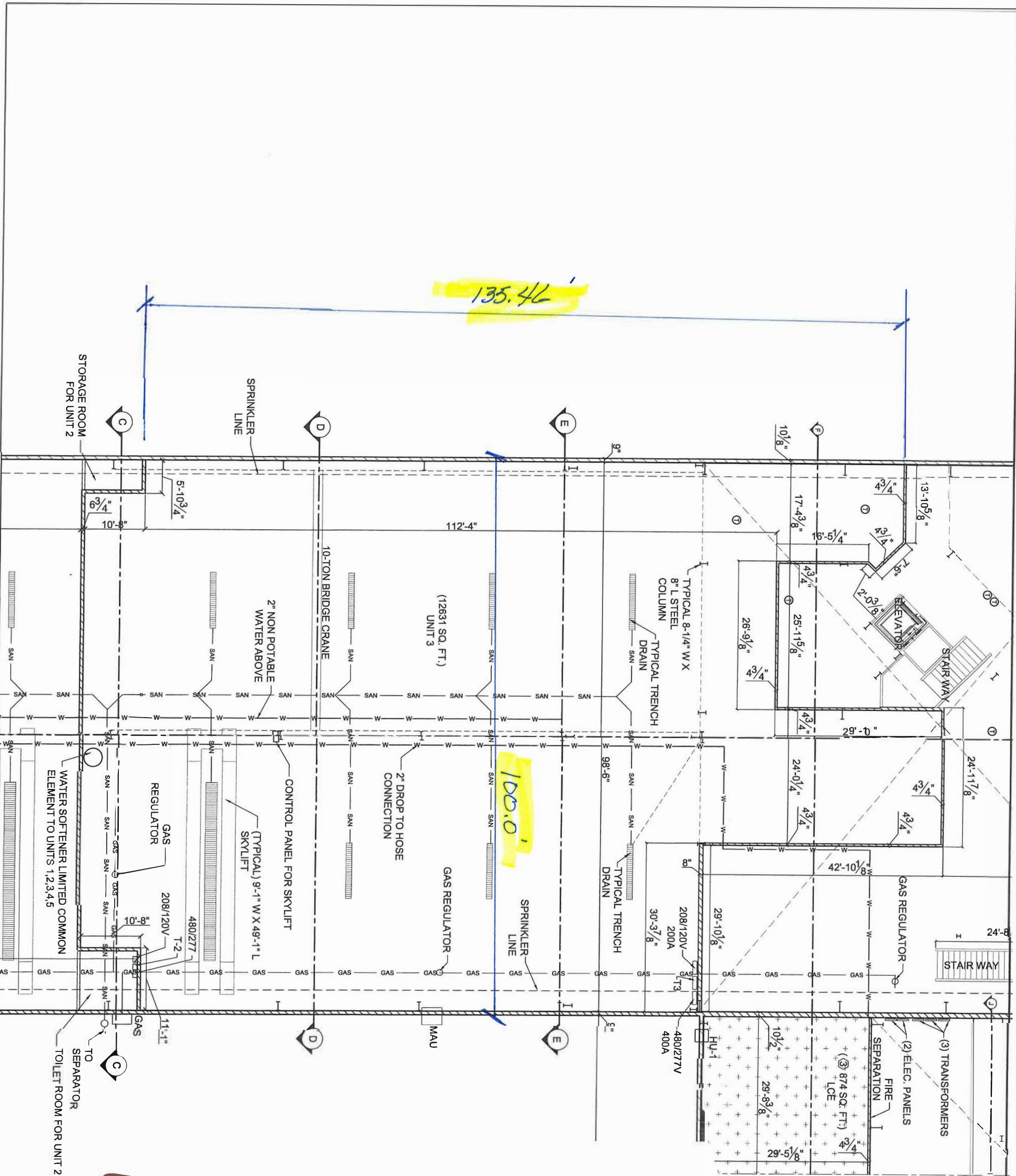
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1680 GOVER PARKWAY
MT. PLEASANT, MI 48858
PH: (989) 773-0110
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CONSTRUCTION

WEST WOOD CONDOMINIUM
MCQUIRK MINI-STORAGE, INC.
MT. PLEASANT, MI 48858

JBS JOB NUMBER: 1900
DRAWING NAME: ENLARGED FLOOR PLANS
DRAWN BY: DKG
REVIEWED BY:
FIELD SUPERVISOR:
DATE: 7-31-19

A10



UNIT 3

ENLARGED AREA 4
SCALE: 3/16"=1'-0"

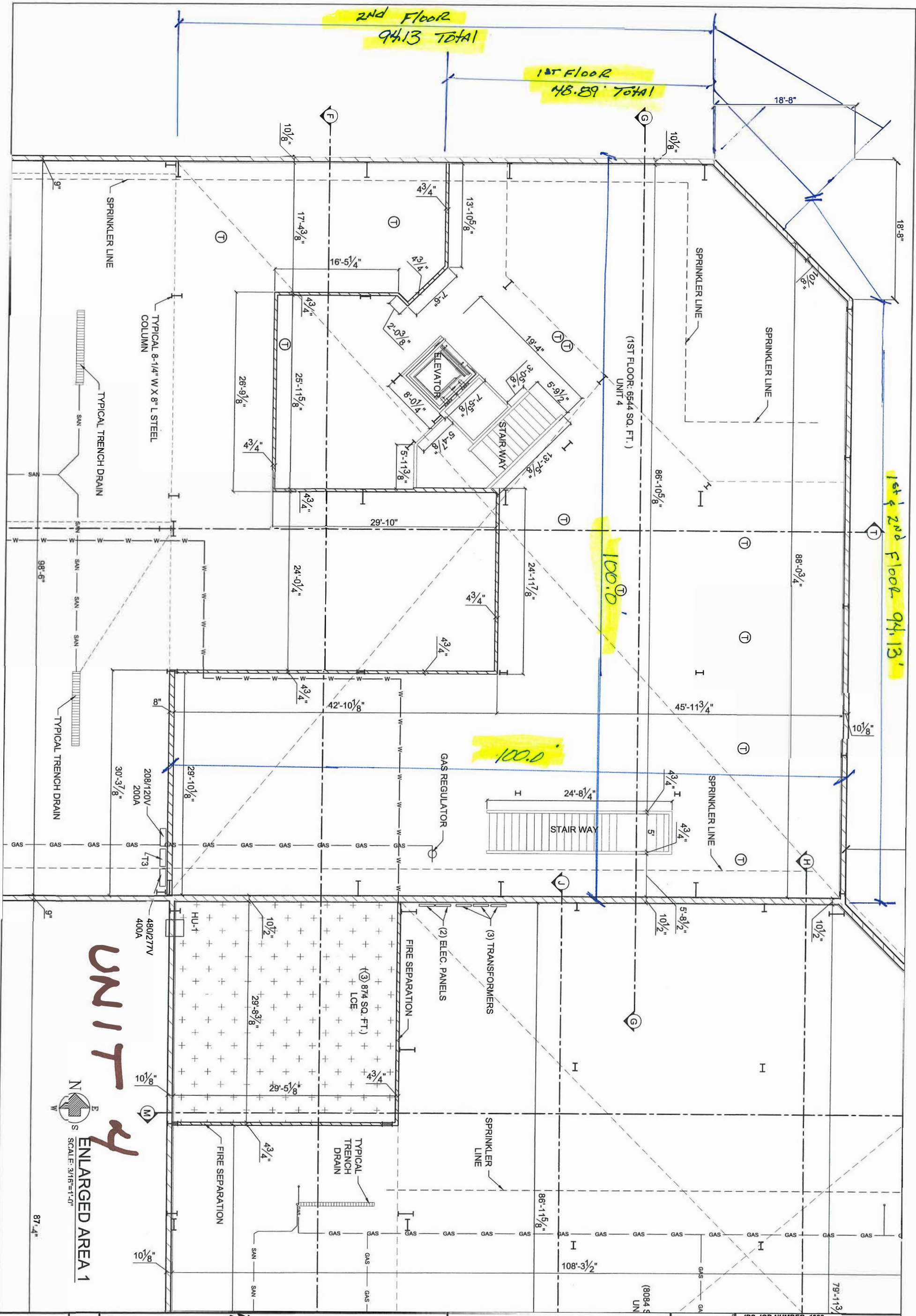
A9

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FAX (989) 772-9272

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CONSTRUCTION

WEST WOOD CONDOMINIUM
MCQUIRK MINI-STORAGE, INC.
MT. PLEASANT, MI 48858

JBS JOB NUMBER: 1900
DRAWING NAME: ENLARGED FLOOR PLANS
DRAWN BY: DKG
REVIEWED BY:
FIELD SUPERVISOR:
DATE: 7-31-19



A6

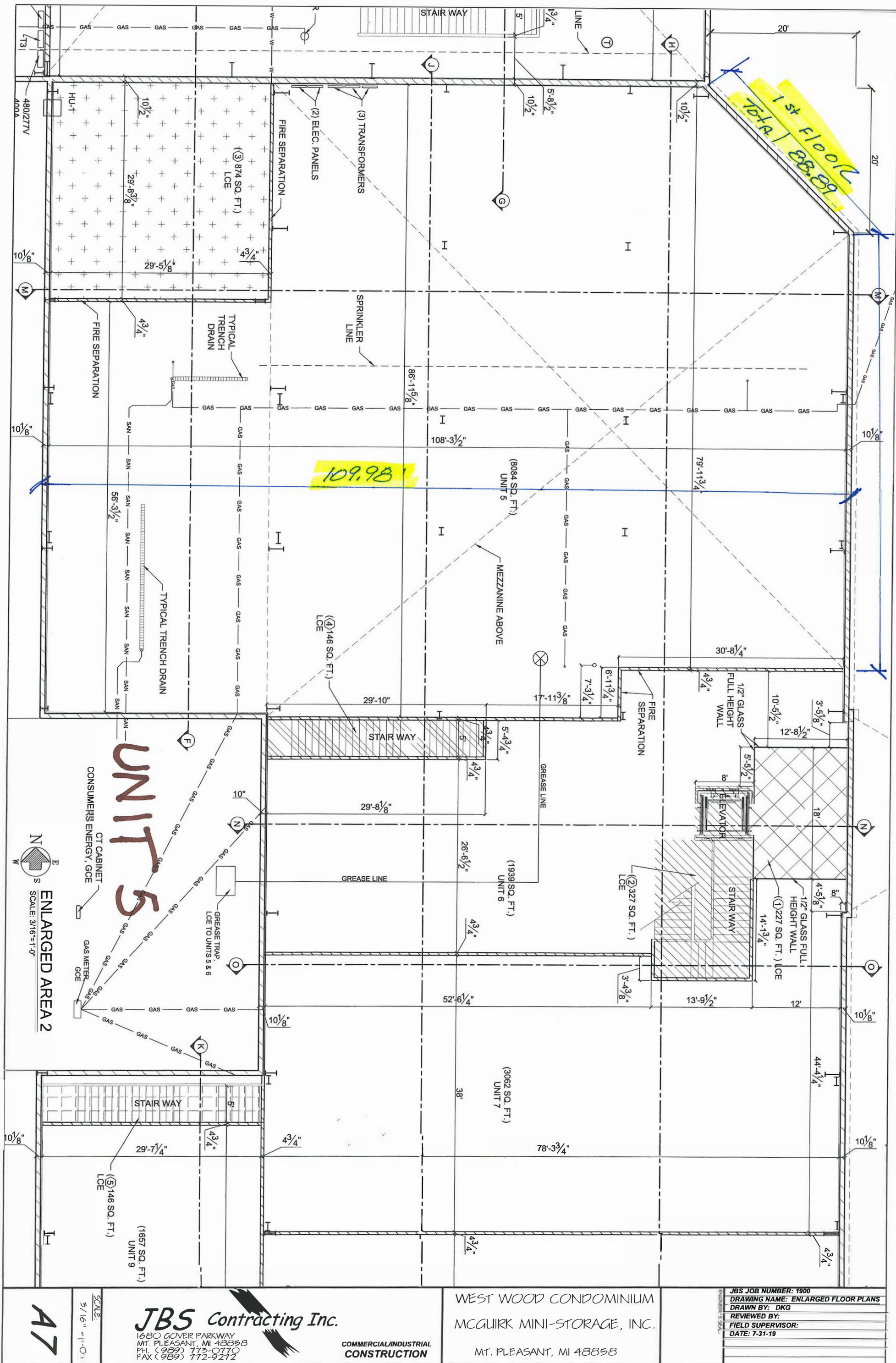
SCALE:
3/16" = 1'-0"

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FAX (989) 772-9272

COMMERCIAL/INDUSTRIAL
CONSTRUCTION

WEST WOOD CONDOMINIUM
MCQUIRK MINI-STORAGE, INC.
MT. PLEASANT, MI 48858

JBS JOB NUMBER: 1900
DRAWING NAME: ENLARGED FLOOR PLANS
DRAWN BY: DKG
REVIEWED BY:
FIELD SUPERVISOR:
DATE: 7-31-19



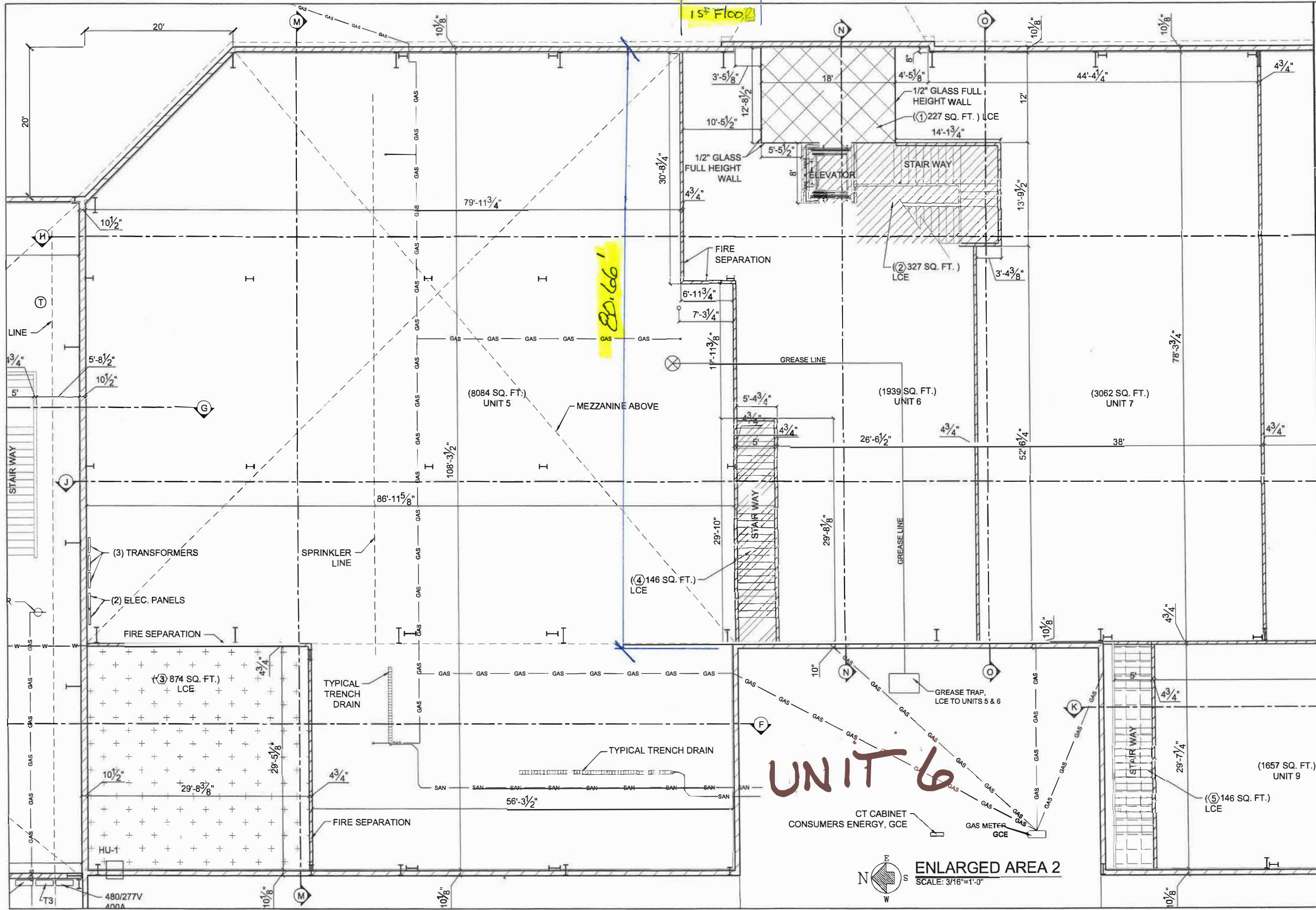
A7

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 FAX (989) 772-9272

COMMERCIAL/INDUSTRIAL CONSTRUCTION

WEST WOOD CONDOMINIUM
MCQUIRK MINI-STORAGE, INC.
 MT. PLEASANT, MI 48858

JBS JOB NUMBER: 1900
DRAWING NAME: ENLARGED FLOOR PLANS
DRAWN BY: DKG
REVIEWED BY:
FIELD SUPERVISOR:
DATE: 7-31-19



10.66
1st Floor

80,666'

UNIT 6

80.666'

JBS JOB NUMBER: 1900
DRAWING NAME: ENLARGED FLOOR PLANS
DRAWN BY: DKG
REVIEWED BY:
FIELD SUPERVISOR:
DATE: 7-31-19
ENGINEER'S SEAL:

WEST WOOD CONDOMINIUM
MCCLURK MINI-STORAGE, INC.
MT. PLEASANT, MI 48858

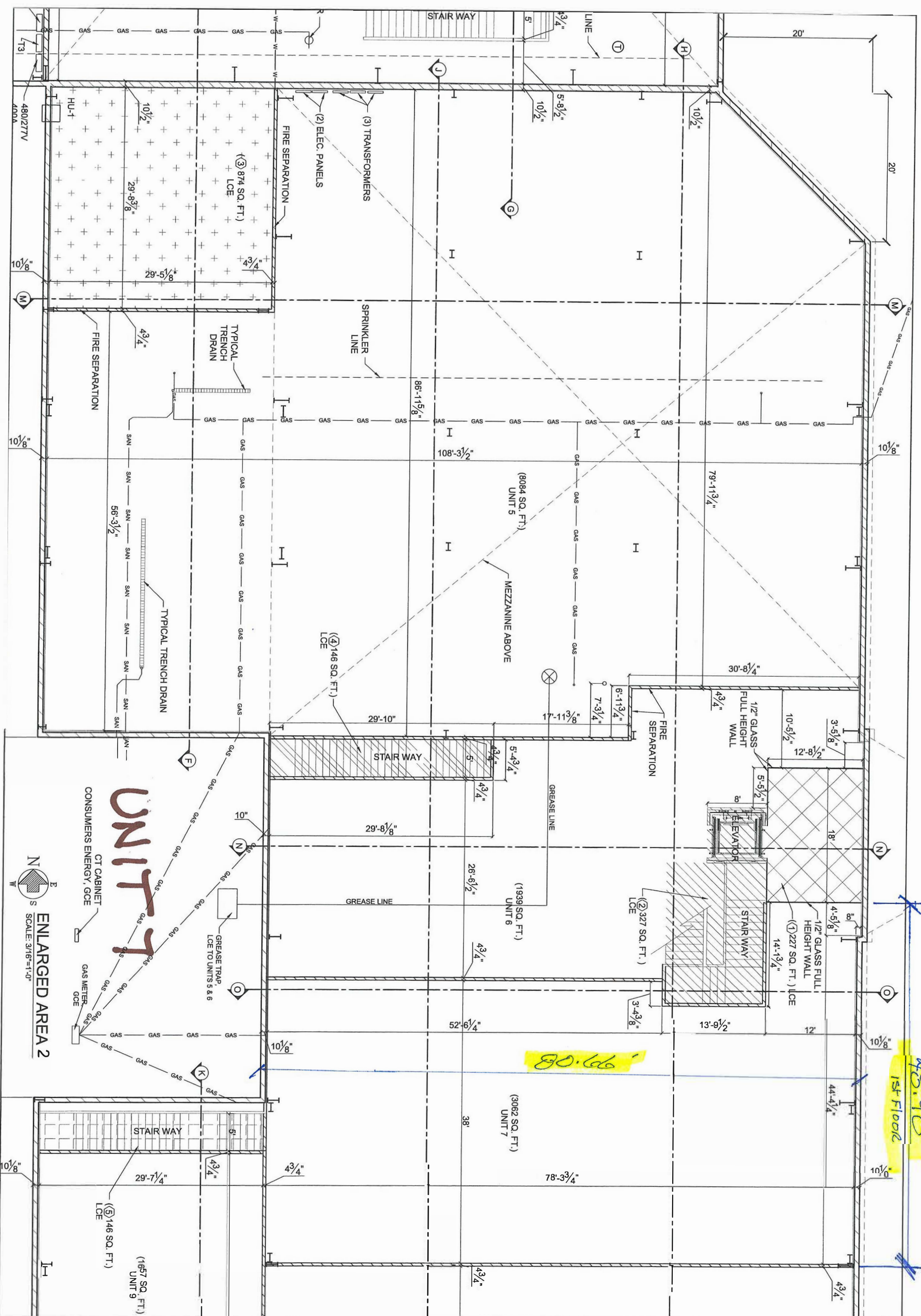
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FAX: (989) 772-9272

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

A7

ENLARGED AREA 2
SCALE: 3/16" = 1'-0"



48.98
1st Floor

80.66

UNIT 7
CT CABINET
CONSUMERS ENERGY, GCE
ENLARGED AREA 2
SCALE: 3/16" = 1'-0"

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FAX (989) 772-9272

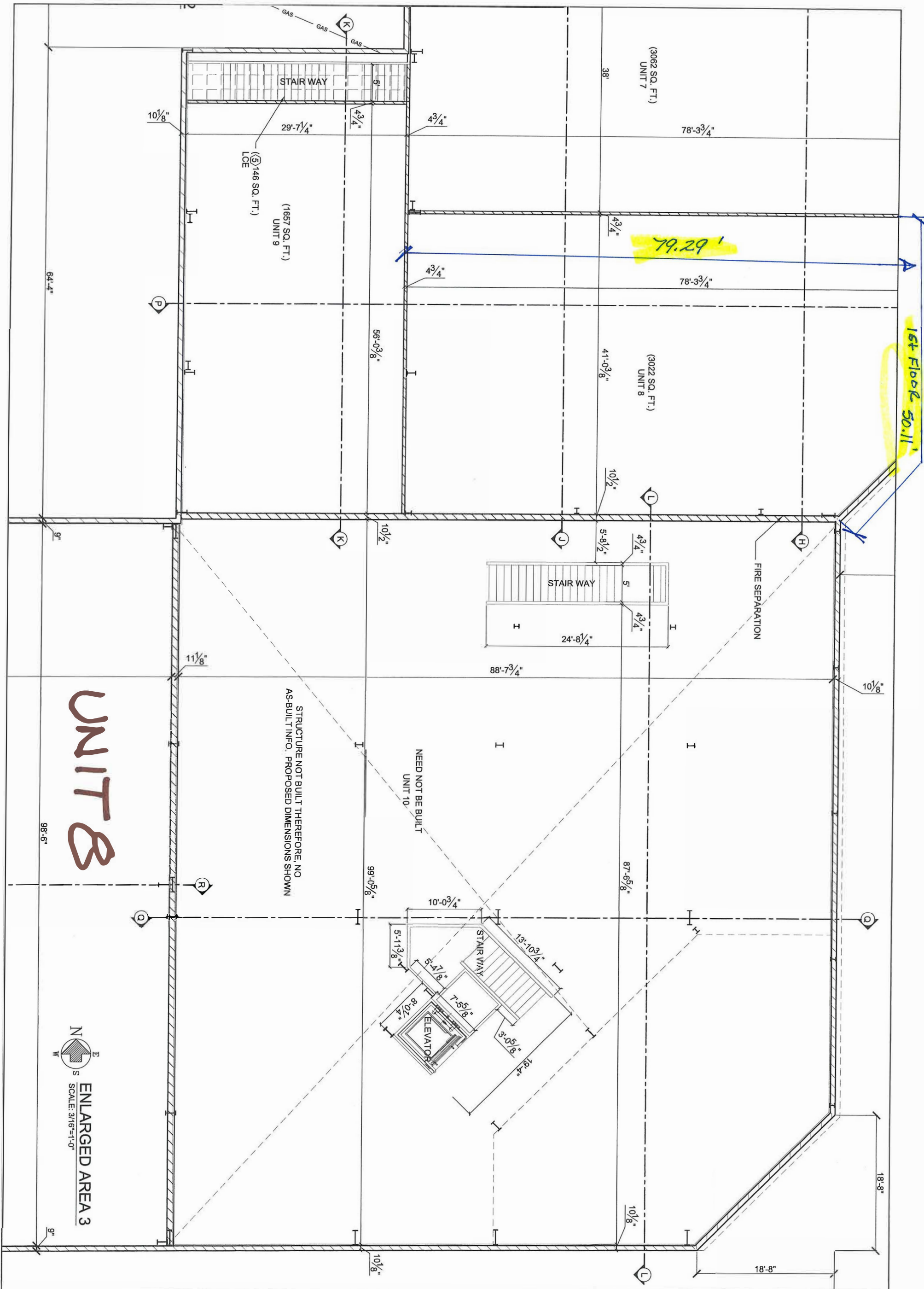
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CONSTRUCTION

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JBS JOB NUMBER: 1900
DRAWING NAME: ENLARGED FLOOR PLANS
DRAWN BY: DKG
REVIEWED BY:
FIELD SUPERVISOR:
DATE: 7-31-19

A7

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



UNIT 8

ENLARGED AREA 3

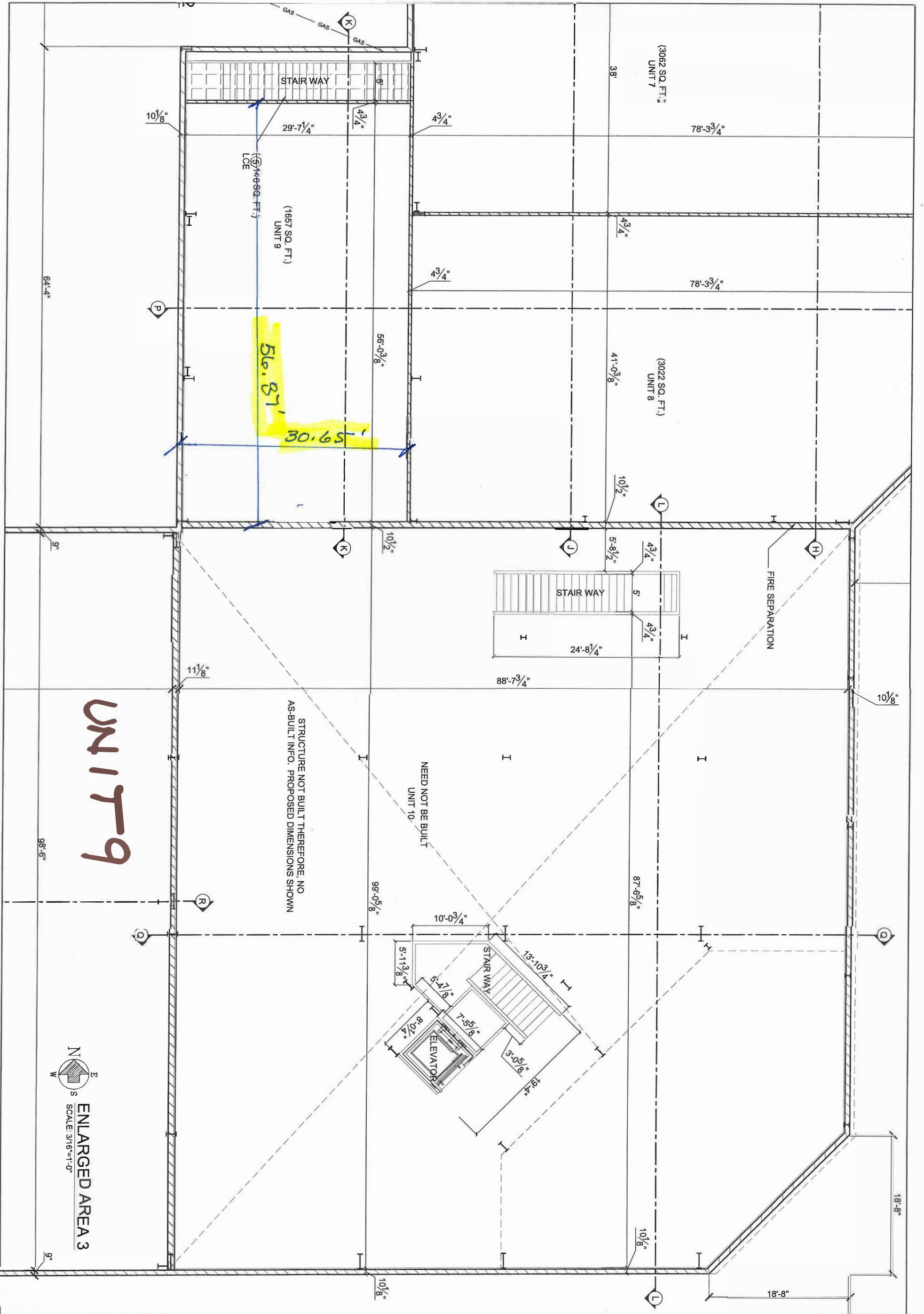
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 MT. PLEASANT, MI 48858

JBS JOB NUMBER: 1900
 DRAWING NAME: ENLARGED FLOOR PLANS
 DRAWN BY: DKG
 REVIEWED BY:
 FIELD SUPERVISOR:
 DATE: 7-31-19



UNIT 9

STRUCTURE NOT BUILT THEREFORE, NO AS-BUILT INFO. PROPOSED DIMENSIONS SHOWN

NEED NOT BE BUILT

N
E
S
W
ENLARGED AREA 3
SCALE: 3/16"=1'-0"

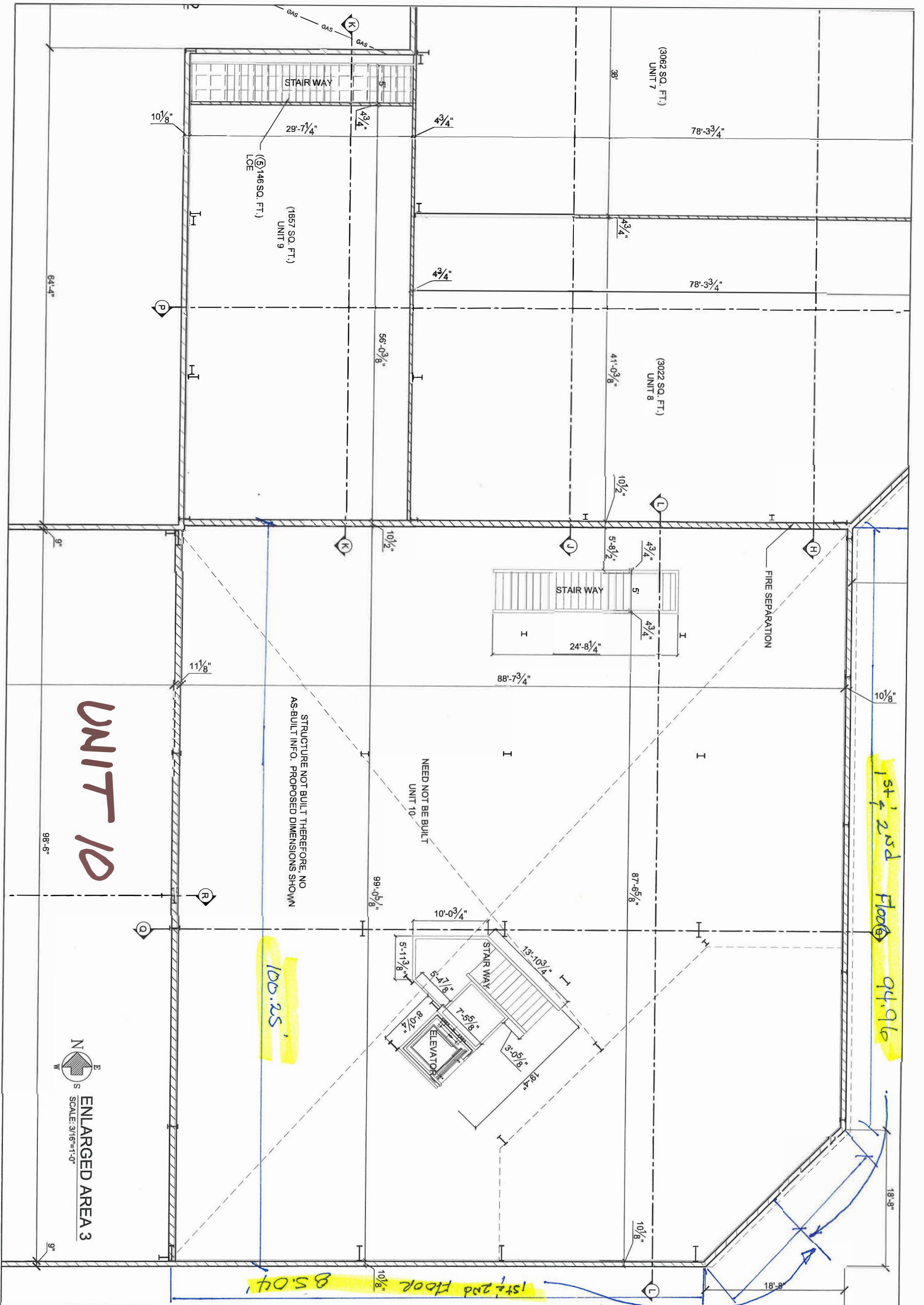
A8

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CONSTRUCTION

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JBS JOB NUMBER: 1900
DRAWING NAME: ENLARGED FLOOR PLANS
DRAWN BY: DKG
REVIEWED BY:
FIELD SUPERVISOR:
DATE: 7-31-19



N
E
S
W
ENLARGED AREA 3
SCALE: 3/16"=1'-0"

A8

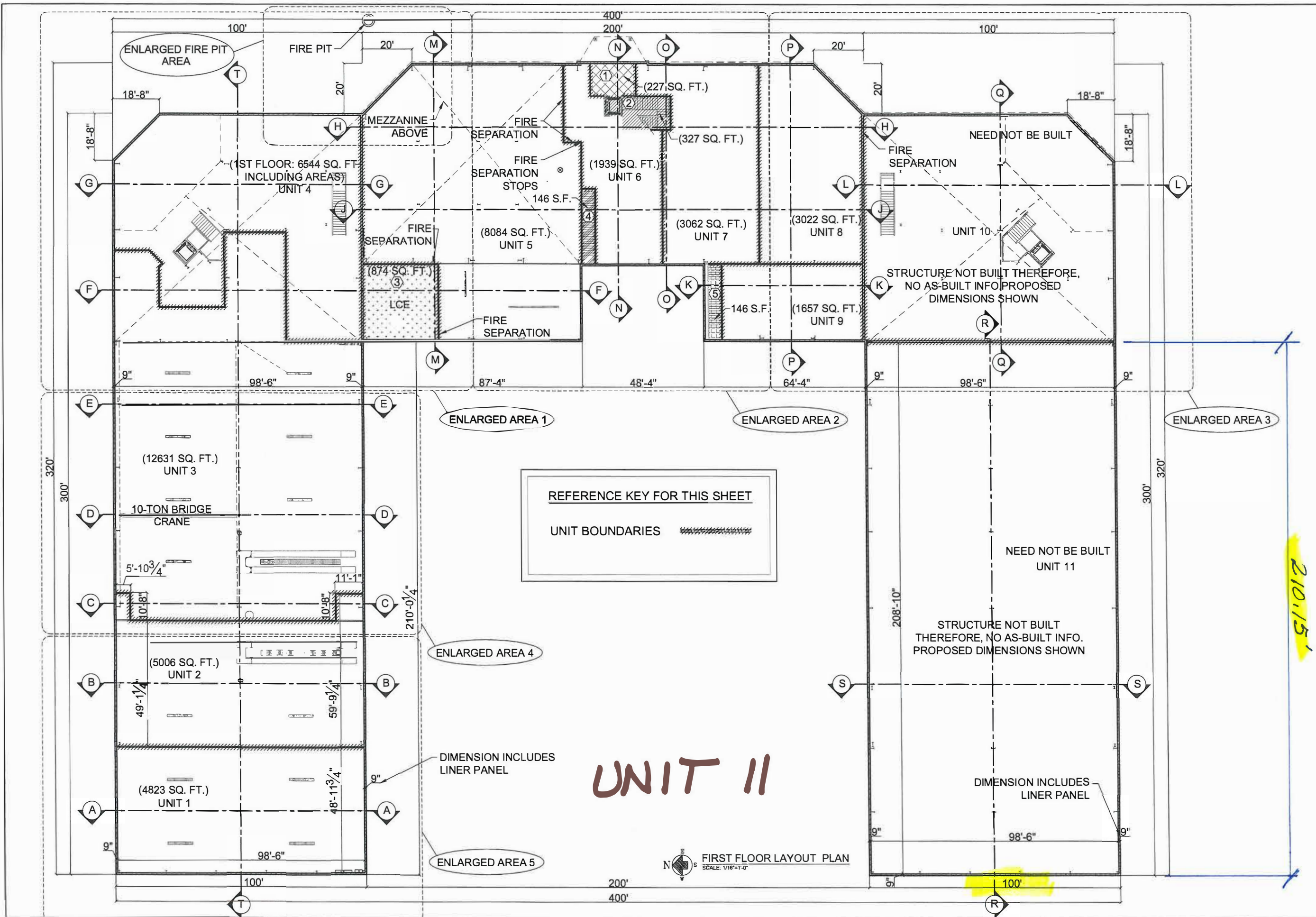
SCALE:
3/16"=1'-0"

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COMMERCIAL/INDUSTRIAL
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JBS JOB NUMBER: 1900
DRAWING NAME: ENLARGED FLOOR PLANS
DRAWN BY: DKG
REVIEWED BY:
FIELD SUPERVISOR:
DATE: 7-31-19



REFERENCE KEY FOR THIS SHEET
 UNIT BOUNDARIES

UNIT 11

FIRST FLOOR LAYOUT PLAN
 SCALE: 1/16"=1'-0"

JBS JOB NUMBER: 1900 DRAWING NAME: FIRST FLOOR PLAN DRAWN BY: DKG REVIEWED BY: FIELD SUPERVISOR: DATE: 7-31-19 ENGINEER'S SEAL:
WEST WOOD CONDOMINIUM MCCLIRK MINI-STORAGE, INC. MT. PLEASANT, MI 48858
COMMERCIAL/INDUSTRIAL CONSTRUCTION JBS Contracting Inc. 1680 COVER PARKWAY MT. PLEASANT, MI 48858 PH: (989) 772-0770 FAX: (989) 772-9272
SCALE: 1/8" = 1'-0"
A2

210.151

100'

2nd FLOOR
99.29' TOTAL

79.58'

101.10'

UNIT 12

ENLARGED AREA 7
SCALE: 3/16"=1'-0"

IBS JOB NUMBER: 1000
DRAWING NAME: ENLARGED FLOOR PLANS
DRAWN BY: DKG
REVIEWED BY:
FIELD SUPERVISOR:
DATE: 7-31-19
ENGINEER'S SEAL

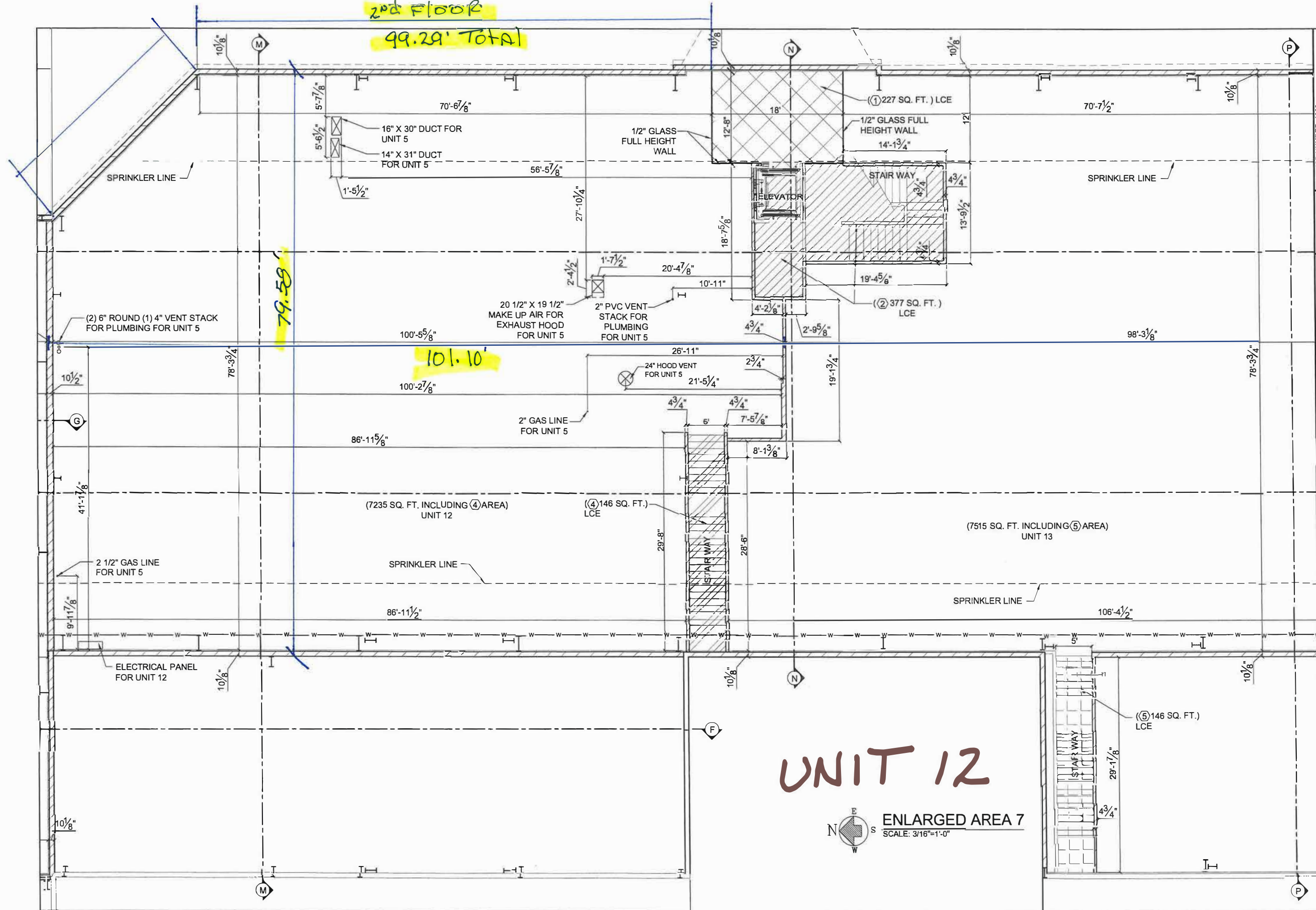
WEST WOOD CONDOMINIUM
 MCGUIRK MINI-STORAGE, INC.
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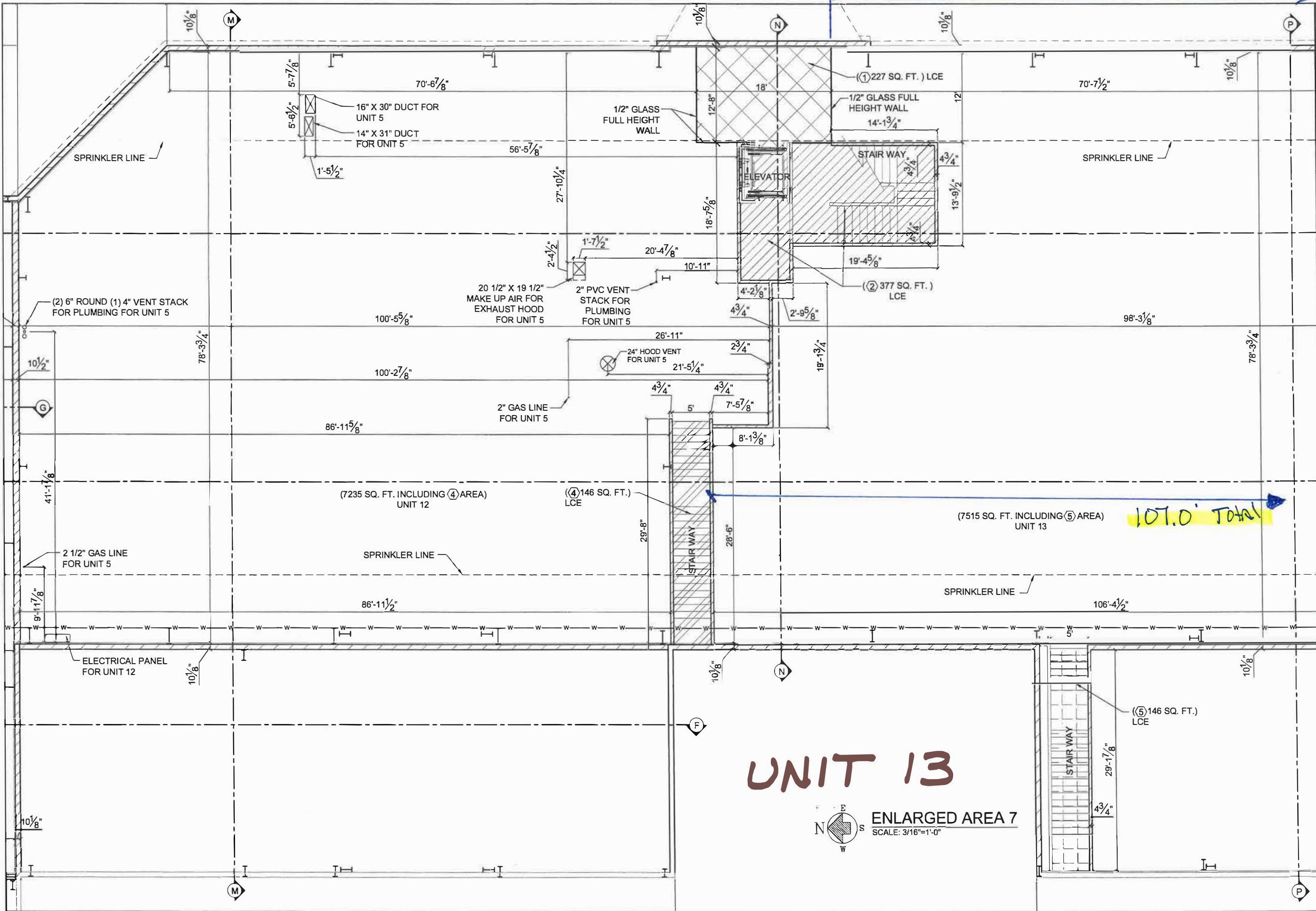
JBS Contracting Inc.
 1680 COVER PARKWAY
 MT. PLEASANT, MI 48858
 PH: (989) 775-0770
 FAX: (989) 772-9272

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

A12



2nd Floor 99.34' Total



UNIT 13

ENLARGED AREA 7
SCALE: 3/16" = 1'-0"

JBS JOB NUMBER: 1900
 DRAWN BY: DKG
 REVIEWED BY:
 FIELD SUPERVISOR:
 DATE: 7-31-19
 ENGINEER'S SEAL

WEST WOOD CONDOMINIUM
 MCQUIRK MINI-STORAGE, INC.
 MT. PLEASANT, MI 48858

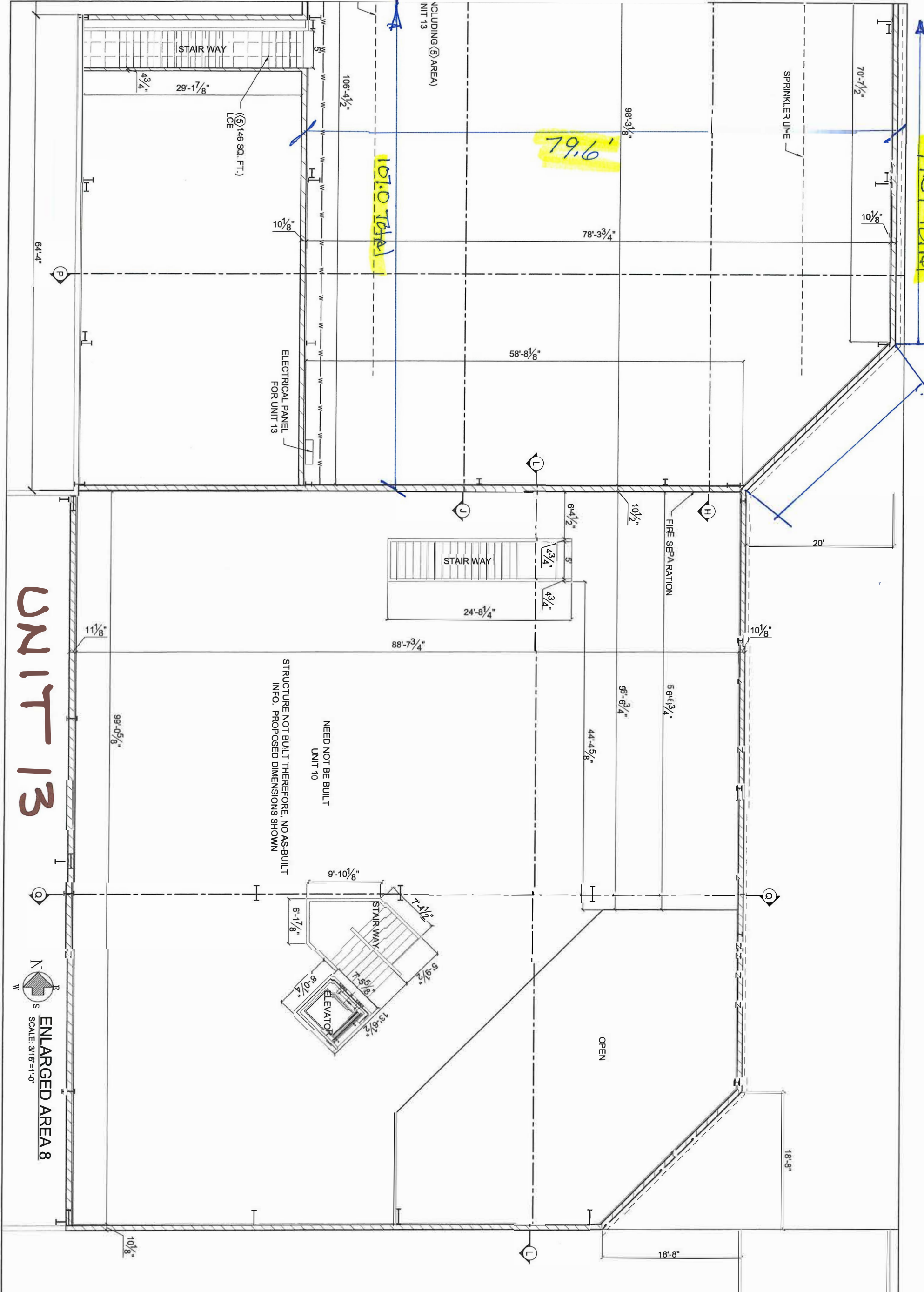
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 CONSTRUCTION

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 MT. PLEASANT, MI 48858
 PH: (989) 772-0770
 FAX: (989) 772-9272

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

A12

107.0' Total



UNIT 13

N
S
ENLARGED AREA 8
SCALE: 3/16"=1'-0"

A13

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

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COMMERCIAL/INDUSTRIAL
CONSTRUCTION

WEST WOOD CONDOMINIUM
MCGUIRK MINI-STORAGE, INC.
MT. PLEASANT, MI 48858

JBS JOB NUMBER: 1900
DRAWING NAME: ENLARGED FLOOR PLANS
DRAWN BY: DKG
REVIEWED BY:
FIELD SUPERVISOR:
DATE: 7-31-19

SIGNAGE PER ORDINANCE		
UNIT	WALL	FREESTANDING
1	100 SF	50 SF
2	100 SF	60 SF
3	100 SF	100 SF
4	150 SF	94 SF
5	100 SF	89 SF
6	81 SF	11 SF
7	79 SF	49 SF
8	79 SF	50 SF
9	57 SF	40 SF
10	150 SF	100 SF
11	100 SF	100 SF
12	99 SF	99 SF
13	99 SF	99 SF
TOTAL:	1294 SF	941 SF

PROPOSED VARIANCE REQUEST

SIGNAGE TO BE REMOVED:

(1) WESTWOOD ACRES BOULEVARD ENTRANCE SIGN

PROPOSED FREESTANDING SIGNAGE: TOTAL 941 SF

REMUS ROAD FRONTAGE:

(2) 15'W x 20'H (600 SF) MULTI-PLACARD SIGN WITH AN OVERALL DIMENSION OF 24'W x 33'H
 (2) 90 SF - 16'H (180 SF) FREESTANDING SIGN FOR SINGLE ADVERTISEMENT

JEN'S WAY FRONTAGE:

(1) EXISTING PLACARD MONUMENT SIGN 12'W x 12'H (144 SF)

JEN'S WAY AND LEXI LANE:

(1) 6'W x 2'10"H (17 SF) PLACARD MONUMENT SIGN

PROPOSED WALL SIGNAGE: TOTAL 1294 SF

BUILDING CORNERS:

NE CORNER: TOTAL 150 SF
 NW CORNER: TOTAL 150 SF
 SW CORNER: TOTAL 150 SF
 SE CORNER: TOTAL 150 SF

REMUS ROAD FRONTAGE:

(1) 50 SF
 (1) 49 SF

JEN'S WAY FRONTAGE:

(2) 100 SF
 (2) 50 SF
 (2) 60 SF
 (1) 75 SF

LEXI LANE FRONTAGE:

(2) 50 SF

McGuirk Sand - Gravel
 Westwood Acres

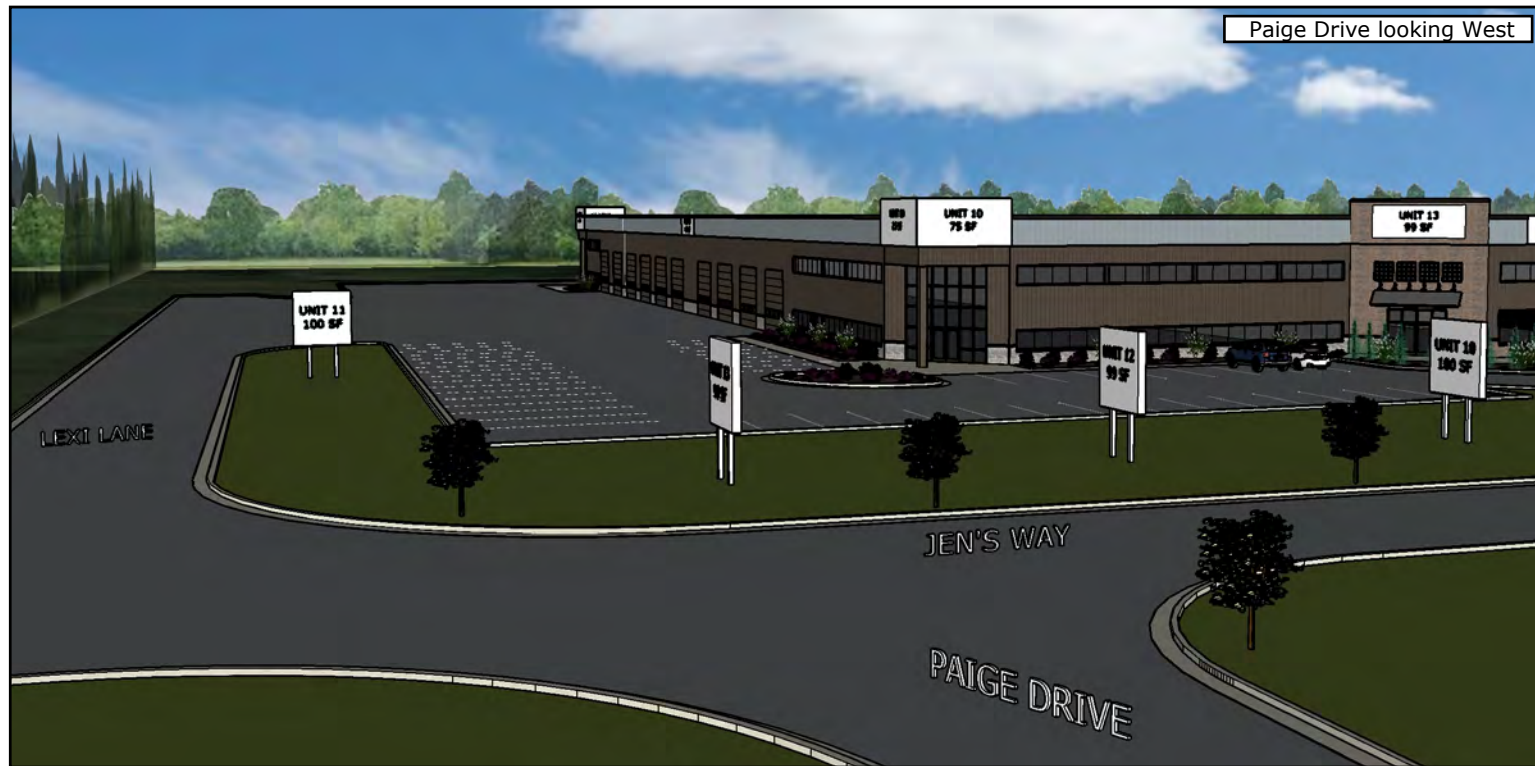




Remus Road looking West



Jen's Way at Remus Road looking South



Paige Drive looking West



Remus Road looking East

SCHMATIC 3D VIEWS
SIGNAGE PER ORDINANCE



McGuirk
SAND - GRAVEL
3046 Jen's Way - Mount Pleasant, MI 48858
989-772-1309
Drawings and documents are schematic and are not suitable for construction.

McGuirk Sand - Gravel
Westwood Acres

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December 13, 2019	1072



SCHMATIC 3D VIEW
SIGNAGE PER ORDINANCE



McGuirk
 SAND-GRAVEL
 3046 Jen's Way - Mount Pleasant, MI 48858
 989-772-1309
 Drawings and documents are schematic and are not suitable for construction.

McGuirk Sand - Gravel
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page number	2
December 13, 2019	



SCHEMATIC 3D VIEW
SIGNAGE PER ORDINANCE



McGuirk
SAND-GRAVEL
3046 Jen's Way - Mount Pleasant, MI 48858
989-772-1309
Drawings and documents are schematic and are not suitable for construction.

McGuirk Sand - Gravel
Westwood Acres

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December 13, 2019	



SCHMATIC 3D VIEW
SIGNAGE PER ORDINANCE



McGuirk
SAND - GRAVEL

3046 Jen's Way - Mount Pleasant, MI 48858
989-772-1309

Drawings and documents are schematic and are not suitable for construction.

McGuirk Sand - Gravel
Westwood Acres

page number	4
December 13, 2019	



SCHMATIC 3D VIEW
SIGNAGE PER ORDINANCE



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SAND - GRAVEL
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989-772-1309
Drawings and documents are schematic and are not suitable for construction.

McGuirk Sand - Gravel
Westwood Acres

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December 13, 2019	



SCHMATIC 3D VIEWS
PROPOSED SIGNAGE



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 SAND-GRAVEL
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 Drawings and documents are schematic and are not suitable for construction.

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December 13, 2019	



SCHMATIC 3D VIEW
PROPOSED SIGNAGE



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SAND - GRAVEL
3046 Jen's Way - Mount Pleasant, MI 48858
989-772-1309
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McGuirk Sand - Gravel
Westwood Acres

page number	7
December 13, 2019	



SCHEMATIC 3D VIEW
PROPOSED SIGNAGE



McGuirk
SAND-GRAVEL
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989-772-1309
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McGuirk Sand - Gravel
Westwood Acres

page number	8
December 13, 2019	



SCHMATIC 3D VIEW
PROPOSED SIGNAGE



McGuirk
SAND - GRAVEL

3046 Jen's Way - Mount Pleasant, MI 48858
989-772-1309

Drawings and documents are schematic and are not suitable for construction.

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page number	9
December 13, 2019	



SCHMATIC 3D VIEW
PROPOSED SIGNAGE



McGuirk
SAND - GRAVEL
3046 Jen's Way - Mount Pleasant, MI 48858
989-772-1309
Drawings and documents are schematic and are not suitable for construction.

McGuirk Sand - Gravel
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SCHEMATIC SIGNAGE ELEVATION
SCALE: 1/4" = 1'-0"
PROPOSED SIGNAGE



McGuirk
 SAND - GRAVEL
 3046 Jen's Way - Mount Pleasant, MI 48858
 989-772-1309
 Drawings and documents are schematic and are not suitable for construction.

McGuirk Sand - Gravel
 Westwood Acres

AFFIDAVIT OF PUBLICATION

2125 Butterfield Dr, Suite 102N • Troy MI 48084

CHARTER TOWNSHIP OF UNION
2010 S Lincoln

Mount Pleasant, MI 48858
Attention: KIM SMITH

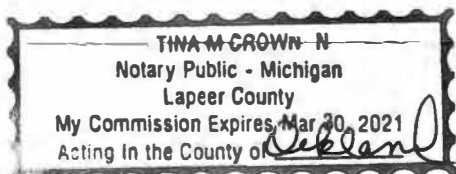
STATE OF MICHIGAN,
COUNTY OF ISABELLA

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:

CHARTER TOWNSHIP OF UNION

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morningstarpublishing.com 01/05/20



Sworn to the subscribed before me this 6th January 2020

Tina M. Crown

Notary Public, State of Michigan
Acting in Oakland County

Union Township Public Hearing Notice - Text Interpretation, Administrative Review, Variance

NOTICE is hereby given that Public Hearings will be held on Monday, January 20, 2020, at 6:00 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(s) for Text Interpretation, Administrative Review, and Variance from Sections 11.11 Signage Allotment Business Districts as required by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by: **McGuirk Mini Storage Inc:** A Text Interpretation from section 11.11 signage allotment business districts.

Requested by: **McGuirk Mini Storage Inc:** An Administrative Review from section 11.11 signage allotment business districts.

Requested by: **McGuirk Mini Storage Inc:** A Variance from section 11.11 signage allotment business districts.

Legal Description of property: A PARCEL OF LAND IN THE NE ¼ OF SECTION 20 T14N R4W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX POINT OF BEGINNING, COMMENCE AT THE NE CORNER OF SAD SECTION 20; THENCE S.89-42-08"W., ON AND ALONG THE NORTH LINE OF SAID SECTION, 635.36 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S 00-55-47° E., PARALLEL WITH THE EAST LINE OF SAID SECTION, 700 FEET; THENCE S.89-42-08° W., PARALLEL WITH SAID NORTH SECTION LINE, 691.53 FEET TO A POINT ON THE EAST 1/8 LINE OF SAID SECTION; THENCE N. 00-15-24"W., 517.97 FEET; THENCE N.00-55-47"W., PARALLEL WITH SAID EAST SECTION, 182.00 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 20; THENCE N. 89-42-08", ON AND ALONG THE NORTH LINE OF SAID SECTION, 685.44 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 11.05 ACRES OF LAND AND SUBJECT TO AND TOGETHER WITH ALL EASTMENTS AND RESTRICTION OF RECORD.

This property is located at 3046 Jen's Way Mount 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 January 5, 2020

Advertisement Information

Client Id: 531226 Ad Id: 1936550 PO: Sales Person: 200308



The parcel outlined in [REDACTED] is the subject of the various request(s). The signage related request(s) pertains to the existing building not shown above that is North of Lexi Ln. and West of Jen's Way. The **YELLOW** border around the parcel represents a 300ft radius. Anyone within this 300ft radius is sent notice of the public hearing(s).

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

MAAS DEVELOPMENT II LLC
2445 S LINCOLN RD
MT PLEASANT, MI 48858

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

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
MT 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

PETERS EDWARD T
4240 E MILLBROOK 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

PITTSLEY JOSHUA M
1880 OAKLAND DR
MT PLEASANT, MI 48858

PITTSLEY JOSHUA M
1880 OAKLAND DR
MT PLEASANT, MI 48858

SWINDLEHURST RICHARD
700 N ISABELLA RD
MT PLEASANT, MI 48858

PITTSLEY JOSHUA M
1880 OAKLAND DR
MT PLEASANT, MI 48858

PITTSLEY JOSHUA M
1880 OAKLAND DR
MT PLEASANT, MI 48858

PITTSLEY JOSHUA M
1880 OAKLAND DR
MT PLEASANT, MI 48858

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