

CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS

******* A G E N D A *******

REGULAR MEETING – MONDAY, JULY 22, 2013 – 7:00 P.M.

1. OPEN MEETING

2. ROLL CALL

3. MINUTES

A. 07-08-13, Regular Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS

A. AB-2013-14-A, Fred Rafou, Sonic Restaurant, Sidwell #09-32-377-072

The petitioner is seeking two variances from Zoning Ordinance No. 78 to build a Sonic Drive-In/Drive-Thru Restaurant:

1. Article 34, Section 34.02, B, Use Group B, Minimum Side Yard, requesting a 10-foot variance from the required 20-foot side yard setback to build a restaurant ten feet from the north property line.
2. Article 34, Section 34.02, B, Use Group B, Minimum Side Yard, requesting a 4.45-foot variance from the required 20-foot side yard setback to build a drive-in canopy 15.55 feet from the south property line.

B. AB-2013-14-B, Fred Rafou, Sonic Restaurant Signage, Sidwell #09-32-377-072

The petitioner is requesting four variances from Sign Ordinance No. 138 to provide signage for a Sonic Drive-In/Drive-Thru Restaurant:

1. Section 8, B, Zoning District BIZ (GB-1), Ground Sign, Setback, requesting a 19.48-foot variance, from the required 30-foot road right-of-way setback, to install a ground sign 10.52 feet from the road right-of-way.
2. Section 8, B, Zoning district BIZ (GB-1) and 8, F, 3, a, requesting eight additional ground signs (menu boards), over the three ground signs allowed (one monument and two menu boards), to install a total of eleven ground signs (ten menu boards and one monument sign).
3. Section 8, B, Zoning District BIZ (GB-1), Maximum Number of Signs, Wall Sign, requesting nine additional wall signs, over the allowed one wall sign, to install a total of ten wall signs.
4. Section 8, B, Zoning District BIZ (GB-1), Wall Sign, Area, requesting a 68.04-square foot variance, above the allowed 40 square feet, to install wall signs equaling 108.04 square feet.

C. AB-2013-13, Northern Sign Company, Inc., 4960 S. Baldwin Road/Starbucks Coffee Signs, Sidwell #09-32-351-005

The Petitioner is seeking eight variances from Sign Ordinance No. 138:

1. Section 8, B, Zoning District GB-1, Ground Sign, Ground Sign Height, requesting a 17-foot height variance from the allowed eight feet in sign height to install a 25-foot tall ground sign.
2. Section 8, B, Zoning District GB-1, Ground Sign, Setback, requesting a 30-foot road right-of-way setback variance from the required 30-foot setback for a ground sign that is set back zero feet from the road right-of-way.
3. Section 8, B, Zoning District GB-1, Ground Sign, Ground Sign Area, requesting a 21.1-square foot variance from the allowed 32 square feet to install a 53.1-square foot ground sign.
4. Section 3, Directional Sign, requesting a 1.54-square foot variance above the allowed two square feet, to install a 3.54-square foot (Thank You/Exit) directional sign.
5. Section 3, Directional Sign, requesting a 1.54-square foot variance above the allowed two square feet, to install a 3.54-square foot (Drive-Thru) directional sign.
6. Section 3, Directional Sign, requesting a 3.5-square foot variance, above the allowed two square feet, to install a 5.5-square foot (Clearance Bar) directional sign.
7. Section 8, B, Zoning District GB-1, Wall Sign, Maximum Number of Signs, requesting a variance for three additional wall signs above the allowed one wall sign for a total of four wall signs.
8. Section 8, B, Zoning District GB-1, Wall Sign, Area, requesting a variance of 50.39 square feet, above the allowed 40 square feet, to install wall signs totaling 90.39 square feet.

The Petitioner is seeking one variance from Zoning Ordinance No. 78:

1. Article 27, Section 27.03, G, 2, requesting a 1-foot x 10-foot variance from the required 10-foot x 10-foot corner clearance to install a ground sign (structure) within the required corner clearance.

6. PUBLIC COMMENTS

7. COMMUNICATIONS

8. COMMITTEE REPORTS

9. MEMBERS' COMMENTS

10. ADJOURNMENT

In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the Township at least seventy-two hours in advance of the meeting when requesting accommodations.
