

CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS

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

REGULAR MEETING – MONDAY, JULY 8, 2013 – 7:00 P.M.

1. OPEN MEETING

2. ROLL CALL

3. MINUTES

A. 05-28-13, Regular Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS

A. 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.

B. AB-99-02-2013B, Dan's Excavating, Inc., 2985 Judah Road, the north 535 feet of Lot 11 of Mt. Judah Farms (Sidwell #09-32-400-056), Lot 11, except the north 535 feet, of Mt. Judah Farms, (Sidwell #09-32-400-057), Lot 12, and the southerly 588 feet of Lots 13 & 14 of Mt. Judah Farms (Sidwell #09-32-400-055) and 3011 Judah Road, Lots 13 & 14, excluding the southerly 588 feet, of Mt. Judah Farms (Sidwell #09-32-400-063)

The petitioner is requesting renewal of an Ordinance No. 99 annual permit for sand and gravel mining, earth excavation, and/or filling and earth balancing with the hours of operation from 7:00 a.m. to 7:00 p.m. and fencing of working areas.

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.
