

CHARTER TOWNSHIP OF ORION
ZONING BOARD OF APPEALS (AMENDED) AGENDA
Regular Meeting – Monday, December 11th, 2017 – 7:00 P.M.
Orion Township Hall

1) **OPEN MEETING**

2) **ROLL CALL**

3) **CLOSED SESSION** (6:30 P.M.): Review Confidential Attorney Opinion

4) **MINUTES**

A. 11-27-2017, Regular Meeting Minutes

5) **AGENDA REVIEW AND APPROVAL**

6) **ZBA BUSINESS**

A. AB-17-36: Cliff Summit LLC, Parcel 09-34-300-015, Ordinance No. 154 Variance Request from Article V(3).

B. AB-17-37; Cliff Summit LLC, Parcel 09-34-300-015, Ordinance No. 154 Variance Request from Article V(3).

C. AB-17-35: Speedway LLC/Road Commission of Oakland County, 1030 & 1100 S. Lapeer Rd., 09-14-201-004 & Portion of 09-14-201-003

The petitioner is requesting five (5) variances from Zoning Ordinance No. 78, Article 14:

1. From Section 14.04, an 18-ft. variance from the required 30 ft. front yard setback to construct a convenience store 12 ft. from the property line (North).
2. From Section 14.04, a 20-ft. variance from the required 30 ft. rear yard setback to allow a convenience store to be built 10 ft. from the rear property line (West).
3. From Section 14.04, a 1.5 ft. variance from the required 20 ft. side yard setback to allow the construction of a dumpster/shed to be built 18.5 ft. from the side property line.
4. From Section 14.03.D.3., a 15-ft. variance from the required 20 ft setback to construct a paved parking/maneuvering lane 5 ft. from the property line (South).
5. From Section 14.03.D.3., a 10-ft. variance from the required 20 ft setback to construct a paved parking/maneuvering lane 10 ft. from the property line (North).

AB-17-35 B:

The petitioner is requesting five (5) variances from Sign Ordinance No. 153, Section 7, Non-Residential Wall & Ground Sign, GB:

1. A variance allowing three (3) additional wall signs above the allowed one (1) per establishment.
2. A 603.63 sq. ft. variance above the allowed 67.07 sq. ft. to construct a 670.7 sq. ft. wall sign on the canopy (East).
3. A 183.6 sq. ft. variance above the allowed 20.4 sq. ft. to construct a 204-sq. ft. wall sign on the canopy (North).
4. A 183.6 sq. ft. variance above the allowed 20.4 sq. ft. to construct a 204-sq. ft. wall sign on the canopy(South).
5. A 20-ft. variance from the required 30 feet road right of way setback to construct a ground sign 10 ft. from the road right of way.

- 7) **PUBLIC COMMENT**
- 8) **COMMUNICATIONS**
- 9) **COMMITTEE REPORTS**
- 10) **MEMBERS' COMMENTS**
- 11) **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.
.....