

***REVISED**
CHARTER TOWNSHIP OF CLINTON
NOTICE OF PUBLIC HEARING AND AGENDA
ZONING BOARD OF APPEALS
NOVEMBER 15, 2006 AT 6:30 P.M.
TOWNSHIP BOARD CHAMBERS
40700 ROMEO PLANK ROAD
CLINTON TOWNSHIP MI 48038

Pledge of Allegiance
Approval of Agenda

- 1. APPEAL:** **HIDDEN ESTATES** (Replat of Homestead Acres Sub) **FILE #:** 6172
ADDRESS: Vacant **PARCEL ID:** 16-11-26-455-007, -006,
16-11-26-452-001,
16-11-26-451-012 & -011.
LOCATION: West of Carlbro, North of 15 Mile Road (Section 26)
PURPOSE: To permit a replat of a portion of a single-family subdivision in the R-5 One-Family Residential District with lots measuring 6,600 square feet or more, being up to 1,200 square feet less than the minimum required 7,800 square feet.
PETITIONER: Jim Budziak, S & B Development **REPRESENTATIVE:** William J. Thompson
Lehner Associates, Inc.
- 2. APPEAL:** **SIRIANNI CONDOMINIUMS** **FILE #:** 6173
ADDRESS: 17254 Millar **PARCEL ID:** 16-11-20-327-002
LOCATION: South of Millar, East of Garfield (Section 20)
PURPOSE: To permit development of single-family detached condominiums in the R-1 One-Family Residential District, with Unit 7 having a setback from the perimeter property line of ten (10) feet, and Unit 1 having setback from perimeter property line of twenty (20) feet, being thirty (30) feet and twenty (20) feet, respectively, less than the minimum required forty (40) feet.
PETITIONER: Frank Sirianni **REPRESENTATIVE:** Donna Sirianni
- 3. APPEAL:** **SHIELD'S RESTAURANT** **FILE #:** 6174
ADDRESS: 41240 Hayes Road **PARCEL ID:** 16-11-07-351-020
LOCATION: East of Hayes Road, north of 18 Mile Road (Section 7)
PURPOSE: To permit three wall signs at a restaurant (Shield's) in the B-2 Community Business District, being two (2) wall signs in excess of the maximum permitted one (1) wall sign.
PETITIONER: Sign Fabricators **REPRESENTATIVES:** Robert Rook
Patty Loose
- 4. APPEAL:** **CANAL PLAZA** **FILE #:** 6175
ADDRESS: 42314 Hayes Road **PARCEL ID:** 16-11-07-151-019
LOCATION: East of Hayes, South of Canal
PURPOSE: To permit continued existence of a pylon sign for a commercial development (Canal Plaza) in the B-2 Community Business District with: 1) Height of twenty-three (23) feet being eight (8) feet in excess of the maximum permitted fifteen (15) feet; 2) A ten (10) foot by ten (10) foot addition (100 square feet) to the existing eighty (80) square-foot sign (top of existing sign), being one hundred (100) square feet in excess of the maximum permitted eighty (80) square feet; and 3) Distance of the clearance from the bottom of the face of the sign to grade level of five (5) feet, being one (1) foot less than the minimum required six (6) feet.
PETITIONER: Albert M. Santia, Santia Family-Canal Plaza LLC
- 5. APPEAL:** **BAKER COLLEGE** **FILE #:** 99-5373
ADDRESS: 34950 Little Mack Avenue **PARCEL ID:**
LOCATION: Southwest corner of Sharkey and Little Mack
***PURPOSE:** To permit continued existence of an off-street parking lot for a public institution of higher learning (Baker College) in the R-5 One-Family Residential District, with parking space width of nine (9) feet being one (1) foot less than the required width of ten (10) feet.
PETITIONER: Jim Morgan, J.R. Morgan Construction

6. **APPEAL:** ROYAL PLAZA **FILE #:** 6178
ADDRESS: 33495 Harper **PARCEL ID:**
LOCATION: Lot 13, Supervisor's Plat #2 Subdivision (Section 35) (located at the northwest corner of 14 Mile Road and Harper Avenue)
***PURPOSE:** To permit two (2) drive-thru windows, one on each end of a shopping center (Royal Plaza) in the B-3 General Business District with distance of 150 feet (Unit 1) and 210 feet (Unit 25) from residentially-zoned property, being 150 feet and 90 feet less, respectively, than the minimum required distance of 300 feet.
PETITIONER: Benny Sorrentino, Icon Building II

7. **APPEAL:** VAN BUREN OFFICE BUILDING **FILE#:** 6155
ADDRESS: Vacant land **PARCEL ID:** 16-11-07-126-004
LOCATION: 2.49 acres located south of 19 Mile Road, east of Hayes Road (Section 7)
***PURPOSE:** To permit construction of a 50,104 square foot office building (Van Buren Office Building) in the OS-1 Office/Service District (Low-Rise) with 160 parking spaces, being 41 spaces less than the minimum required 201 parking spaces (*postponed from September 20, 2006 Meeting*).
PETITIONER: Benny Sorrentino, Icon Building II

8. **APPEAL:** FERN HILL COUNTRY CLUB **FILE#:** 6179
ADDRESS: 17600 Clinton River Road **PARCEL ID:** 16-11-20-176-006
LOCATION: 64.81 acres fronting the south line of Clinton River Road, east of Garfield Road (Section 20)
***PURPOSE:** To permit the removal of an existing pylon sign and installation of one (1) new pylon sign for a golf and banquet center (Fern Hill Country Club), with said sign being fourteen (14) feet in height and a total sign area of fifty-six (56) square feet, twenty (20) square feet of that being a digital display, or "changeable copy panel", which is not allowed in a residential district.
PETITIONER: Fred Severini, Sr., Fern Hill Country Club **REPRESENTATIVE:** Bryan R. Terry, Nu-Art SignShapers

9. **APPEAL:** FERN HILL COUNTRY CLUB **FILE#:** 6180
ADDRESS: Vacant on Garfield **PARCEL ID:** 16-11-20-101-194
LOCATION: 0.256 acre fronting the east line of Garfield, north of Clinton River Road (Sections 19/20)
***PURPOSE:** To permit: 1) An existing off-premise sign to remain; 2) Continued existence of the existing height of thirty-two (32) feet being seventeen (17) feet in excess of the maximum permitted fifteen (15) feet; and 3) Removal of a fifty (50) square foot panel and addition of a twenty (20) square foot electronic "changeable message" sign resulting in an overall one-hundred fifty (150) square feet being seventy (70) square feet in excess of the maximum permitted eighty (80) square feet permitted.
PETITIONER: Fred Severini, Sr., Fern Hill Country Club **REPRESENTATIVE:** Bryan R. Terry, Nu-Art SignShapers

10. **REPORTS OF MEETINGS**

-- Approval of September 20, 2006 Meeting

11. **CONFIRMATION OF NEXT MEETING'S AGENDA AND ATTENDANCE**

-- Wednesday, December 13, 2006 at 6:30 p.m.

NOTICE IS FURTHER GIVEN, that the Clinton Township Board of Appeals may modify or change the variance as requested, including grant of variance for said purpose, which may create another and different variance from the requirements of the above-cited Clinton Township Ordinance, all within its discretion and as otherwise permitted by law.

Any interested person may appear or be represented at said hearing. Written comments may be directed to the Clinton Township Department of Planning and Community Development at the aforementioned address.

ces:10/30/06
MD: 11/02/06
Revised: 11/06/06

Robert M. Campbell
Secretary
CLINTON TOWNSHIP BOARD OF APPEALS