

CHARTER TOWNSHIP OF CLINTON  
**NOTICE OF PUBLIC HEARING AND AGENDA**  
**ZONING BOARD OF APPEALS**  
**WEDNESDAY, JANUARY 17, 2007 AT 6:30 P.M.**  
TOWNSHIP BOARD CHAMBERS  
40700 ROMEO PLANK ROAD  
CLINTON TOWNSHIP MI 48038

Pledge of Allegiance  
Approval of Agenda

- 1. APPEAL: CLINTON GROVE CEMETERY FILE #: 6185**  
**ADDRESS: 21189 Cass Avenue PARCEL ID: 16-11-10-376-001**  
**LOCATION: 43.97 acres & 6.0 acres N/Cass, W/Groesbeck (Sec 10) & 16-11-10-328-002**  
**PURPOSE: To permit installation of one (1) business pylon sign with electronic changeable copy for an existing cemetery (Clinton Grove) in the R-5 District, which is not allowed.**  
**PETITIONER: Harold Essmaker REPRESENTATIVE: Bryan Terry**  
Clinton Grove Cemetery Association Nu-Art Signshapers
- 2. APPEAL: SUNOCO GAS STATION/ TUBBY'S SUBMARINE FILE #: 6186**  
**ADDRESS: 36887 Groesbeck PARCEL ID: 16-11-28-228-003**  
**LOCATION: Lot 79, Groesbeck-Nunneley Sub (Section 28)**  
(southwest corner of Metropolitan Parkway & Groesbeck)  
**PURPOSE: To permit installation of three (3) wall signs for a business (proposed Tubby's Submarine) in the B-3 General Business District, being one (1) wall sign in excess of the maximum permitted two (2) wall signs.**  
**PETITIONER: Tubby's Submarine REPRESENTATIVE: Patty Loose/Bob Rook**  
Sign Fabricators
- 3. APPEAL: POOLTOWN (fka Keith's Auto & Golf FILE #: 6187**  
Cart Sales/Service, Inc.)  
**ADDRESS: 36140 Groesbeck PARCEL ID: 16-11-28-255-005**  
**LOCATION: 0.89 acre E/Groesbeck, S/Carlier (Section 28)**  
**PURPOSE: To permit the open-air display and sales of swimming pools in the B-3 General Business District with: 1) Partial front yard setback from Groesbeck Highway of fifteen (15) feet being ten (10) feet less than the minimum required twenty-five (25) feet; and 2) A maneuvering lane width of 23.15 feet being 0.85 feet (10 inches) less than the required twenty-four (24) feet.**  
**PETITIONER: Graham Clements REPRESENTATIVE: Ron Clements**  
Pooltown L.L.C.
- 4. APPEAL: BP GAS STATION/QUIK LUBE FILE #: 6188**  
**ADDRESS: 35891 Utica Road PARCEL ID: 16-11-30-327-001**  
**LOCATION: 0.73 acre at southwest corner of Moravian Drive**  
& Utica Road (Section 30)  
**PURPOSE: To permit expansion of an existing gasoline station (BP Gas Station) in the B-3 General Business District with: 1) New bay setback of twenty-seven (27) feet from the right-of-way line of Moravian Drive, being thirteen (13) feet less than the minimum required forty (40) feet; 2) Location of an automotive service facility being 46.5 feet from land zoned R-3 One-Family Residential, which is 3.5 feet closer than the minimum required fifty (50) feet; 3) Overhead doors facing south toward residentially-zoned land, which is not permitted; and 4) Maneuvering lane width of 20.50 feet, being 3.5 feet less than minimum required 24.0 feet.**  
**PETITIONER: Ali Abueid**
- 5. REPORTS OF MEETINGS**  
-- Approval of November 15, 2006 Report

**6. ELECTION OF OFFICERS**

- Office of Chairman
- Office of Vice-Chairman
- Office of Secretary

**7. DISCUSSION ON PROPOSED AMENDMENTS TO RULES AND PROCEDURES**

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

- Wednesday, February 21, 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.*

*Robert M. Campbell  
Secretary*

*ces:12/29/06  
MD: 01/03/07*

**CLINTON TOWNSHIP BOARD OF APPEALS**