

OSHTEMO CHARTER TOWNSHIP ZONING BOARD OF APPEALS

MINUTES OF MEETING HELD APRIL 7, 1997

Agenda

LUCENT TECHNOLOGIES - VARIANCE FROM WALL SIGN STANDARDS -
5349 WEST MAIN

SUMMER RIDGE APARTMENTS - VARIANCE FROM SIGN STANDARDS - MAPLE
HILL DRIVE/WEST MAIN

CONSUMERS ENERGY COMPANY - SITE PLAN REVIEW - PROPOSED 240 SQ. FT.
CONTROL BUILDING - WEST MAIN SUBSTATION

A meeting was conducted by the Oshtemo Charter Township Zoning Board of Appeals on Monday, April 7, 1997, commencing at approximately 3:00 p.m. at the Oshtemo Charter Township Hall, pursuant to notice.

MEMBERS PRESENT: Brian Dylhoff, Chairperson
 David Bushouse
 Thomas Brodasky
 Lara Meeuwse (after 3:15 p.m.)

MEMBER ABSENT: William Saunders

Also present were Rebecca Harvey, Patricia R. Mason, Township Attorney, and six (6) other interested persons.

CALL TO ORDER

The meeting was called to order at 3:05 p.m.

MINUTES

The Board considered the Minutes of a meeting of March 17, 1997. The changes suggested by Ms. Harvey were noted. Mr. Brodasky moved to approve the minutes as submitted, and Mr. Bushouse seconded the motion. The motion carried unanimously.

The Chairperson explained that, since there were only three members of the Board present, all decisions would have to be unanimous. He indicated that applicants had the option of pursuing their application or requesting that it be tabled to a future meeting at which more members of the Board may be present.

**LUCENT TECHNOLOGIES - VARIANCE FROM WALL SIGN STANDARDS -
5349 WEST MAIN**

The first item was the application of Sign Art, Inc., representing Lucent Technologies, for variance approval from the wall sign standards established by Section 76.135 of the Zoning Ordinance. The subject site is located at 5349 West Main (Golfridge Center) and is within the "C" Local Business District Zoning classification.

Ehren Koelsch was present on behalf of the applicant and requested that the item be tabled to a meeting at which a full Board could be present. It was noted that the meeting of April 21, 1997, was available; and Mr. Brodasky moved to table the item to April 21, 1997. Mr. Bushouse seconded the motion, and the motion carried unanimously.

**SUMMER RIDGE APARTMENTS - VARIANCE FROM SIGN STANDARDS -
MAPLE HILL DRIVE/WEST MAIN**

The next item was the application of Michael Jenkins, representing Summer Ridge Apartments, requesting variance approval from the sign standards applicable to the "R-4" District established by Section 76.120 of the Zoning Ordinance. The property is located on the west side of Maple Hill Drive approximately 1,400' north of West Main and is within the "R-4" Residence District Zoning classification.

The applicant was present and requested that the item be tabled. Mr. Brodasky moved to table the item to the meeting of April 21, 1997. Mr. Bushouse seconded the motion, and the motion carried unanimously.

**CONSUMERS ENERGY COMPANY - SITE PLAN REVIEW - PROPOSED
240 SQ. FT. CONTROL BUILDING - WEST MAIN SUBSTATION**

The next item was the application of Josephine Van Epps, representing Consumers Energy Company, for site plan review of a proposed construction of a 240-sq.-ft. control building at the existing West Main substation. The subject site is 132' wide extending south from West Main to the south line of Section 13 and is within the "I-1" Industrial District Zoning classification.

The report of the Planning and Zoning Department is incorporated herein by reference. Ms. Harvey stated that the use is permitted as an essential service within the "I-1" District but still requires site plan review.

Ms. Meeuwse entered the meeting.

Joe Herdus was present representing the applicant. He stated that the structure proposed would be steel, prefabricated, established to house equipment. This equipment would allow for control from a remote location and, therefore, an employee would not have

to be sent to the substation. The proposed fencing for the site would be 7' in height with 1' of barbed wire.

Mr. Brodasky inquired as to whether a 14' width on the existing drive would be acceptable to the Fire Department. Ms. Harvey noted that typically the Fire Department requires a 20' width and that approval should be subject to review and approval by the Fire Department, who would determine this issue. It was noted that the drive which was existing would remain as gravel.

In response to questioning by Ms. Meeuwse, the applicant stated that no parking was proposed. Usually only one employee would need to access the site on a periodic basis, and therefore it was proposed that the vehicle, typically a truck, be parked in the drive.

No lighting was proposed for the site.

The Chairperson sought public comment, and none was offered. The public hearing was closed.

In response to inquiry by Ms. Meeuwse regarding landscaping, the applicant stated that it was not appropriate to have any vegetation inside the fencing of the site which might become a hazard. Mr. Bushouse acknowledged he was aware that the site would require a clearance for power lines. The landscaping outside of the fenced area would be in keeping with the character of the area, and Ms. Meeuwse was not concerned about this landscaping in that there was no proposal that existing vegetation be changed.

No outdoor storage was proposed.

Mr. Brodasky moved to approve the site plan with the following conditions, limitations and notations:

- (1) That access to the control building would be from an existing 14'-wide gravel drive.
- (2) That parking in the drive for one vehicle was satisfactory. The applicant would require amendment to the site plan if it was proposed that more than one vehicle be parked at the site at any one time.
- (3) That the proposed setbacks were in compliance with Ordinance standards.
- (4) That no lighting was proposed or approved.
- (5) That the proposed fencing was approved.
- (6) That no outdoor storage was proposed or approved.

- (7) That no signage was proposed or approved.
- (8) That landscaping would remain as it exists currently at the site.
- (9) That no variance was requested.
- (10) That approval was subject to the review and approval of the Township Fire Department and Engineer.

Ms. Meeuwse seconded the motion, and the motion carried unanimously.

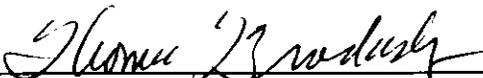
ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 3:55 p.m.

**OSHTEMO CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

By: 
Brian Dylhoff, Chairperson

By: _____
William Saunders

By: 
Thomas Brodasky

By: 
Lara Meeuwse

By: 
David Bushouse

Minutes Prepared:
April 8, 1997

Minutes Approved:
4-21-97

AGENDA: _____

DATE: April 7, 1997

MINUTES: Zoning Board of Appeals

SENT: April 25, 1997

ZBA

- Lara M.
 - Dave B.
 - Bill S.
 - Brian
 - Tom B.
- } 4-18-97

PC

- Libby
- Marvin
- Lara
- Ken H.
- Millard
- Ted C.
- Wilfred

TB

- Fred
- Dave B.
- Marvin
- Norm

OFFICE

- Becky
- Bob
- Marci
- Lois
- Ron
- Tony
- Jim
- Attorney's
- Index
- Elaine

Total

PEOPLE

Sign Art, Inc.
 5757 E. Cork Street
 Kalamazoo, MI 49001

Michael Jenkins
 Associated Estates Realty Corp.
 5545 Summer Ridge Boulevard
 Kalamazoo, MI 49009

Josephine J. VanEpps
 Consumers Energy Company
 1945 W. Parnall Road
 Jackson, MI 49201

Home Builders Association
 5700 West Michigan
 Kalamazoo, MI 49009

Oshtemo Business Association
 P.O. Box 1
 Oshtemo, MI 49077



7275 W. MAIN STREET, KALAMAZOO, MI 49009-9334
616-375-4260 FAX 375-7180 TDD 375-7198

NOTICE

OSHTEMO TOWNSHIP ZONING BOARD OF APPEALS

April 7, 1997
3:00 p.m.

AGENDA

1. Call to Order

2. Approval of Minutes

- March 17, 1997

3. Variance Request - Lucent Technologies

Sign Art, Inc., representing Lucent Technologies, requests Variance Approval from the wall sign standards established by Section 76.135, Zoning Ordinance.

Subject site is located at 5349 West Main (Golf Ridge Centre) and is within the "C" District. (3905-13-405-020)

4. Variance Request - Summer Ridge Apartments

Michael Jenkins, representing Summer Ridge Apartments, requests Variance Approval from the sign standards applicable to the "R-4" District established by Section 76.120, Zoning Ordinance.

Applicant proposes the placement of a 28 sq. ft. "directional sign" on the existing "directional sign" for Maple Hill Mall located at the northeast corner of West Main and Maple Hill Drive (site of Firestone Service Co.)

Summer Ridge Apartments is located on the west side of Maple Hill Drive, approximately 1400 ft. north of West Main (5543 Summer Ridge Boulevard) and is within the "R-4" District. (3905-13-130-011)

5. Josephine Van Epps, representing Consumers Energy Company, requests Site Plan Review of the proposed construction of a 240 sq. ft. control building at the existing West Main Substation.

Subject site is a 132 ft. wide parcel extending south from West Main to the south line of Section 13 (5903 West Main) and is within the "I-1" District.
(3905-13-330-020)

6. Other Business

7. Adjourn

AGENDA: ZBA
MINUTES: _____

DATE: April 7, 1997
SENT: March 31, 1997

ZBA

- Lara M.
- Dave B.
- Bill S.
- Brian
- Tom B.

PC

- Libby
- Marvin
- Lara
- Ken H.
- Millard
- Ted C.
- Wilfred

TB

- Fred
- Dave B.
- Marvin
- Norm

OFFICE

- Becky
- Bob
- Marci
- Lois
- Ron
- Tony
- Jim
- Attorney's
- Index
- Elaine

Total

PEOPLE

Sign Art, Inc. (Lucent Tech.)
5757 E. Cork Street
Kalamazoo, MI 49001
30 Labels

Michael Jenkins
Associated Estates Realty Corp
5545 Summer Ridge Boulevard
Kalamazoo, MI 49009
32 Labels

Josephine J. VanEpps
Consumers Energy Company
1945 W. Parnall Road
Jackson, MI 49201
14 Labels

Dave Person
Kalamazoo Gazette
P.O. Box 2007
Kalamazoo, MI 49003

Home Builders Association
5700 West Michigan
Kalamazoo, MI 49009

Oshtemo Business Association
P.O. Box 1
Oshtemo, MI 49077

Cripps Fontaine Excavating
7729 Douglas Avenue
Kalamazoo, MI 49004

Stanley Rakowski
7151 West "G" Avenue
Kalamazoo, MI 49009

Wightman Ward Corporation
1818 W. Centre Street
Portage, MI 49024

Fred Langeland
Balkema Sand & Gravel
1500 River Street
Kalamazoo, MI 49001



7275 W. MAIN STREET, KALAMAZOO, MI 49009-9334
616-375-4260 FAX 375-7180 TDD 375-7198

To: Zoning Board of Appeals

Meeting Date: 4-7-97

From: Planning/Zoning Department

Agenda Item: #3

Applicant: Sign Art, Inc.
Representing Lucent Technologies

Property In Question: 5349 West Main
Golf Ridge Centre

Reference Vicinity Map

Zoning District: "C" Local Business District

Request: Variance Approval - Wall Sign Standards

Ordinance Section(s): Section 76.135 - Wall Signs

Planning/Zoning Department Report:

Background Information

- Section 76.135, Zoning Ordinance, permits the use of wall signage in the commercial and industrial districts. Specifically, the provision sets forth the following wall sign standards:

: wall signs shall have a total area not exceeding 2 sq ft for each 1 ft in length or height (whichever is greater) of the wall to which it is affixed

: wall signs shall not exceed the maximum sign height restriction for the zoning district in which it is located (20 ft from road grade)

- The wall sign provision has been applied to **retail centers** as follows:
 - : maximum area of each wall sign is determined based upon the length (or height) of the *facing* of the suite/unit being occupied by the business identified by the sign
 - : each wall sign shall be located on the *facing* of the suite/unit being occupied by the business identified by the sign
- Lucent Technologies currently occupies a suite/unit within the Golf Ridge Centre retail center located on the south side of West Main, adjacent to the east of Steak-n-Shake.

The suite/unit occupied by Lucent Technologies is located in the southwest corner of the Golf Ridge Center, thereby provided *facing* on the south and west sides of the building.
- The wall sign standards, using the application guidelines for retail centers, would permit wall signage on the south and west walls of the Golf Ridge Centre building, in those areas that constituted the *facing* of the Lucent Technologies suite/unit.
- Applicant requests Variance Approval for the placement of a sign for Lucent Technologies on the north (front) wall of the Golf Ridge Centre. The proposed location would not be in the vicinity of the suite/unit occupied by Lucent Technologies nor on the *facing* of said suite.

Reference 2-14-97 Correspondence from Township Supervisor
 Reference 3-21-97 Application Letter

Department Review

Reference Standards of Approval of a Nonuse Variance ('practical difficulty' criteria):

1. *Conformance Unnecessarily Burdensome*

- : Are reasonable options for compliance available?
 - Can the proposed identification sign be located in compliance with locational guidelines?
 - Can the sign be designed to provide the necessary visibility in compliance with locational guidelines?

- Section 76.125 permits the placement of a 60 sq ft freestanding sign on the site of Golf Ridge Centre.

A 16 sq ft sign advertising 'Social Security Office' is the only freestanding sign proposed/approved for the site of Golf Ridge Centre. Additional freestanding signage area is permitted the subject site.

2. *Substantial Justice*

- : The Board has not considered a similar variance request from the wall sign standards set forth in Section 76.135 since its adoption in 1984.
- : Consider the existing/permitted signage arrangements on similar properties to determine consistency and compatibility.

- Golf Ridge Centre - the existing wall signs that have received approval and have been issued sign permits are in compliance with the locational guidelines; the 2 signs identified in the 3-21-97 Application Letter (Career Assessments, Edward Jones Investments) constitute signs that were installed without approvals/permits.

- West Century Plaza
- Elks Place Center
- Orchard Place

3. *Unique Physical Circumstances*

- : The subject site offers no **unique** physical circumstances preventing compliance.

4. *Self-Created Hardship*

- : The proposed use and design of the site/building are at the discretion of the owner/developer of the Golf Ridge Centre.
- : The current (limited) use of the freestanding sign options available to the site is at the discretion of the owner.

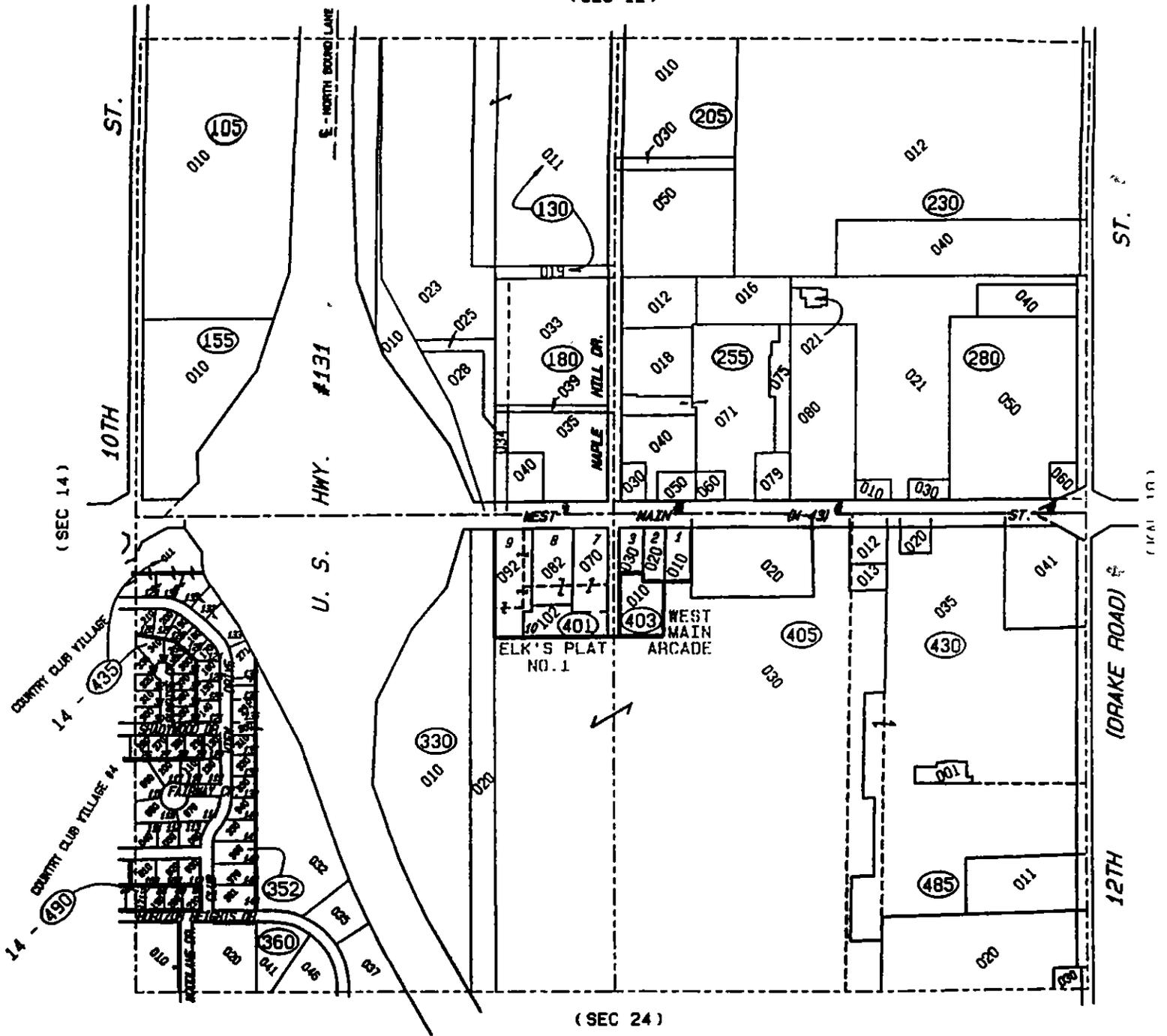
5. *Will the spirit of the Ordinance be observed, the public health, safety, and welfare secured, and substantial justice done if the variance was granted?*

- : The locational guidelines applied to wall signs for retail centers were premised upon the following concerns:

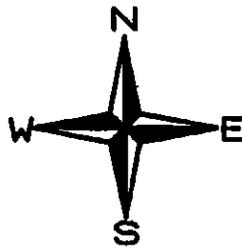
- premises identification for emergency response (fire, medical)
- premises identification for customer (parking, delivery, etc)
- equitable distribution of the wall sign area permitted the total facility
- allows (reserves) adequate wall sign area in close proximity to the occupied suite/unit

SECTION 13

(SEC 12)



(SEC 24)



DATE: AUGUST 25, 1993

REVISED DATE: MARCH 4, 1996

PRINTED DATE: MARCH 21, 1996



FEB 14 1997

7275 W. MAIN STREET, KALAMAZOO, MI 49009-9334
616-375-4260 FAX 375-7180 TDD 375-7198

Mr. Ehren Koelsch
Sign Art, Inc.
5757 East Cork Street
Kalamazoo, Mi 49001

Dear Mr. Koelsch:

I have completed my review of the sign issue as detailed in your letter dated January 8, 1997 regarding the placement of a sign for Lucent Technologies.

I have visited the site at 5349 West Main Street to observe the concerns as described in your letter. I fully understand the visibility concern that you and your client share. I do not oppose your interest in locating a sign to provide visibility for both east and west bound traffic however the policy that has been consistently applied by the Township allows for wall signage only on the facing of the suite or unit being occupied by a business. This policy has been generally accepted by the Zoning Board of Appeals as they have reviewed and approved site plans for businesses. The Zoning Board of Appeals does have the authority to grant a variance in your case if they deem it appropriate.

I don't oppose your desire for signage on the north wall of the building, however to remain consistent with the Application of Township policy it will be necessary for you to seek a variance from the Zoning Board of Appeals.

Thank You for your interest in this matter.

Sincerely,

Ron Fleckenstein
Supervisor

cc. Becky Harvey
Jim Wiley



March 21, 1997

Oshtemo Township
Zoning Board of Appeals

Dear Zoning Board of Appeals Members:

On behalf of Lucent Technologies, 5349 West Main Avenue, Sign Art is requesting a variance from Section 76.135 of the Oshtemo Township Zoning Ordinance to allow a 4 x 8 wall sign to be attached to the north elevation of the office building at 5349 West Main Avenue.

Lucent Technologies is located on the second floor at the southwest corner of the office building at 5349 West Main. Based on Section 76.135 of the wall sign ordinance, staff has indicated that Lucent Technologies would be allowed only to place wall signs on the exterior wall adjacent to their office suite. With the southwest corner of the building partially obscured by Steak N Shake Restaurant and the south wall facing the golf course, placing a sign on either of these elevations would offer my client very little, if any visibility. The only practical location for a wall sign is on the north (front) wall.

As the previous correspondence (attached) dated January 8, 1997 to Mr. Fleckenstein indicates, Sign Art questioned whether or not the contents of Section 76.135 of the zoning ordinance could actually regulate the placement of an exterior wall sign.

After reviewing the signs that currently exist at this building, we have found that there are two wall signs located along the front of this wall that do not conform to the ordinance. Of these non-conforming wall signs, "Career Assessments" has not been in this building for over a year, however it was understood their office was located at the back of this building. The "Edward Jones Investments" wall sign advertises a business that is located on the first floor at the southwest corner of the building directly underneath Lucent Technologies.

Edward Jones has been allowed to affix a wall sign to a wall which they were not adjacent to and now Lucent Technologies is being held to a standard which appears to be arbitrary in nature through a wall sign ordinance that seems to be administered inconsistently.

My client is requesting to affix a 4 x 8 wall sign on the north wall along the upper band of the Dryvit surface. The proposed sign would be in-line with the existing "GREC" channel letters and "Social Security" channel letters on this building. Staff indicated that in a typical situation, a freestanding sign is generally utilized to draw exposure to businesses in situations similar to Lucent Technologies. However, the lack of a freestanding sign at this

site demonstrates the need for a wall sign on the front of this building since this wall sign serves as their only means for exposure.

Your consideration with regards to this variance request is appreciated.

Sincerely,

SIGN ART, Inc.

A handwritten signature in black ink, appearing to read "Ehren Koelsch". The signature is fluid and cursive, with the first name "Ehren" being more prominent than the last name "Koelsch".

Ehren Koelsch



7275 W. MAIN STREET, KALAMAZOO, MI 49009-9334
616-375-4260 FAX 375-7180 TDD 375-7198

To: Zoning Board of Appeals

Meeting Date: 4-7-97

From: Planning/Zoning Department

Agenda Item: #4

Applicant: Michael Jenkins, Associated Estates Realty Corp.
Representing Summer Ridge Apartments

Property In Question: Summer Ridge Apartments
5545 Summer Ridge Blvd.

Reference Vicinity Map

Zoning District: Summer Ridge Apartments - "R-4" Residence District
Proposed Sign Location - "C" Local Business District

Request: Variance Approval - Sign Standards

Ordinance Section(s): Section 76.120 - "R-4" District Sign Standards
Section 76.125 - "C" District Sign Standards
Section 76.155 - Billboards
Section 62.151 - Nonconforming Uses

Planning/Zoning Department Report:

Background Information

- On 12-2-96, the Board considered the applicant's request for Variance Approval to locate a 21 sq ft off-premise 'directional sign', approximately 5 ft in height, at the northeast corner of West Main and Maple Hill Drive (Firestone Service Co.), 14 ft from the r.o.w. of West Main and 25 ft from the r.o.w. of Maple Hill Drive.

The requested variance was denied based upon a failure to meet the standards of approval for a non use variance.

Reference 12-2-97 ZBA Minutes

- Applicant requests Variance Approval of a modified proposal for an off-premise sign to be located at the northeast corner of West Main and Maple Hill Drive.

Specifically, applicant proposes the placement of a 28 sq ft 'directional sign' on the existing 32 sq ft 'directional sign' for Maple Hill Mall currently located at the northeast corner of West Main and Maple Hill Drive.

Reference Application, Location Map, Sign Illustration, & Photos

- Section 76.120 permits the placement of a 30 sq ft sign 'advertising permitted services offered upon or from the premises where the sign is located' within the "R-4" District.

A 30 sq ft identification sign is currently located at the main entrance of Summer Ridge Apartments located on Maple Hill Drive.

- Variance Approval from the sign standards set forth in Section 76.000 - Signs & Billboards (and Section 62.151 - Nonconforming Uses) is requested to permit the proposed off-premise sign.

Department Review

Reference Standards of Approval of a Nonuse Variance ('practical difficulty' criteria):

1. *Conformance Unnecessarily Burdensome*

: Are reasonable options for compliance available?

- The development is permitted (and has erected) signage at the project entrance.

: Does reasonable use of the property exist with a denial of the variance?

- The property, located 1400 ft north of West Main, is serviced by and enjoys frontage on Maple Hill Drive. Maple Hill Drive represents a ½ mile long public road that intersects with Croyden (and its planned connection with Drake Road) and serves developed/undeveloped commercial, office, and multiple-family - zoned properties.

The intersection of West Main and Maple Hill Drive does not represent the 'entrance' to the developments located along Maple Hill Drive.

2. *Substantial Justice*

- : The proposed 'directional sign' will result in 2 identification signs for the subject site; properties located within the "R-4" and/or "C" Districts are permitted a single free-standing sign (unless situated on 2 streets).
- : Consider the existing and permitted signage arrangements on surrounding properties to determine consistency and compatibility with the character of the area.
- On 9-8-80, the ZBA granted approval for the placement of a 32 sq ft 'directional sign' for Maple Hill Mall at the northeast corner of the intersection of West Main and Maple Hill Drive.

The approval was premised on the following:

- : the Ordinance **permitted** an additional 80 sq ft sign for each additional intersecting street
- : the sign would serve to encourage use of the Maple Hill Drive entrance rather than the main entrance
- : the sign would be in line with the Carlos Murphy and Chrysler signs
- : the sign would be printed on only 1 side
- : the sign would be 3 ½ feet from the r.o.w. of Maple Hill Drive and on the r.o.w. line of West Main
- : that if another sign was requested/approved for the site, the subject sign would be removed

Reference 9-8-80 ZBA Minutes

- On 12-12-84, the Board denied a request to enlarge the 32 sq ft 'directional sign' located at West Main/Maple Hill Drive. Board discussion included the following findings:
 - : the existing 'directional sign' did not comply with new (1984) setback standards
 - : the 1980 approval limited the sign to 32 sq ft; variance approval was required for its expansion
 - : the Maple Hill Mall 'directional sign' was located on property owned by the Mall owners (not off-premise)
 - : location of existing 'directional sign' caused clutter and visibility problems
 - : initial approval recognized the sign to be directional in purpose, not advertising, and served to ease the traffic problem

Reference 12-12-84 ZBA Minutes

: On 5-6-96, the Board granted Variance Approval for the location of a project sign for Quail Meadows at the intersection of Stadium Drive and Quail Run Drive.

Approval was granted on the following basis:

- no increase in number of signs for the subject site
- would not provide signage options to the applicant not available to surrounding properties
- signage would comply with sign standards for the "C" and "R-4" Districts
- intersection represented project entrance point
- no increase in signage along the public road
- represented coordinated and consistent approach to area identification signage given the similarity in use and continuity of design between Quail Meadows and Quail Run

Reference 5-6-96 ZBA Minutes

3. *Unique Physical Circumstances*

: There are no unique physical limitations on the subject site supporting variance approval.

4. *Self-Created Hardship*

: The project location was at the applicant's discretion and was designed and developed under the current sign standards.

5. *Will the spirit of the Ordinance be observed, the public health, safety, and welfare secured, and substantial justice done if the variance is granted?*

: The proposed off-premise sign will provide signage for the project site in excess of Ordinance standards.

: Quantity - 1 sign permitted; 2 signs proposed

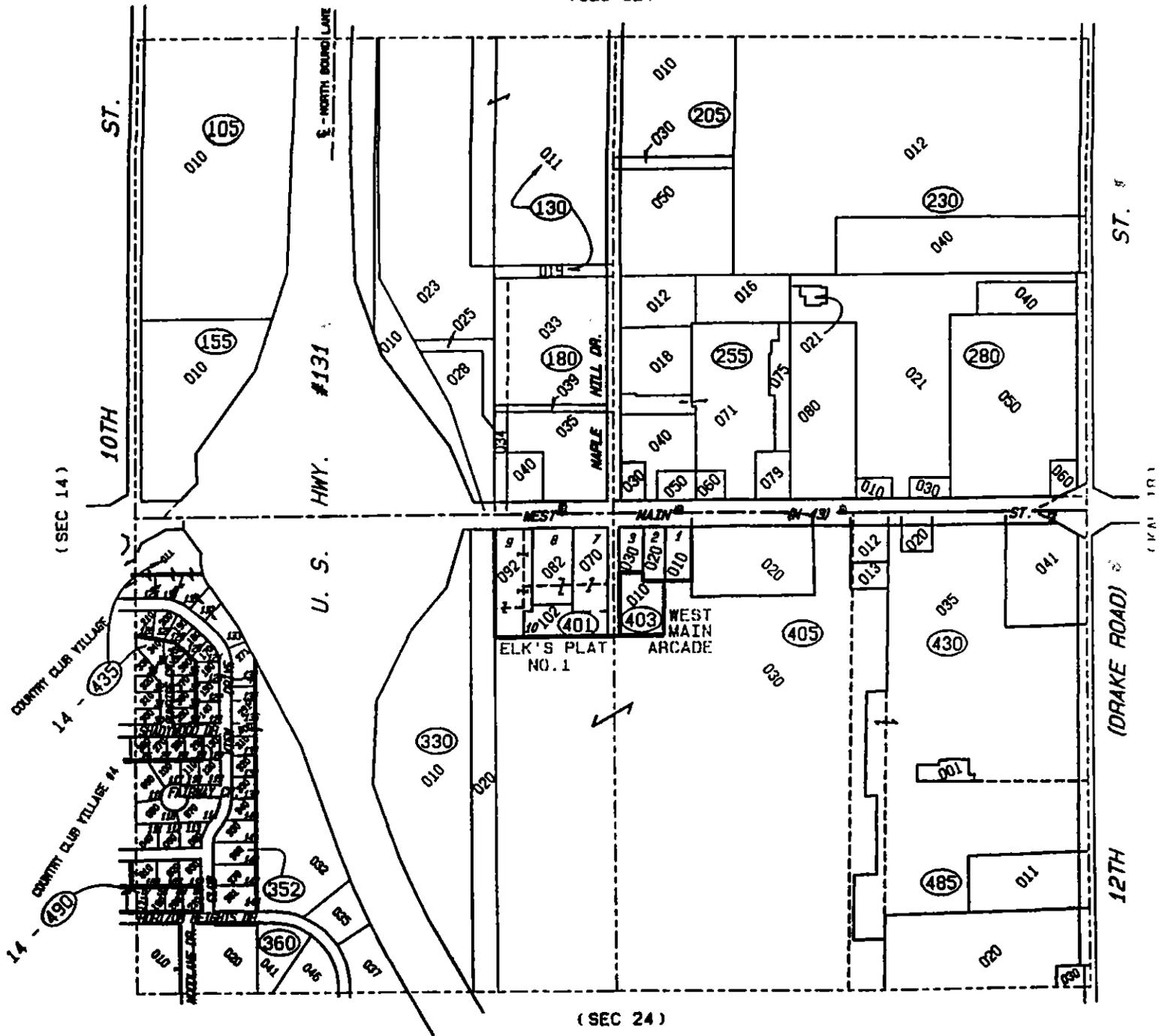
: Size - 30 sq ft permitted; 58 sq ft proposed ("R-4")
- 60 sq ft permitted ("C"); 58 sq ft of 'directional signage' proposed (60 sq ft on-site signage still available to Firestone)

: The existing Maple Hill Mall 'directional sign' is a legally nonconforming sign (off-premise location; setbacks). The proposed off-premise sign will constitute an expansion of a nonconforming structure. (Section 62.151)

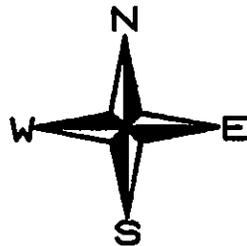
- : The proposed 'expansion' of the existing mall 'directional sign' through the addition of the proposed 28 sq ft 'directional sign' will be contrary to the 1984 decision (and reasoning) to deny the mall's proposed expansion of the sign to 60 sq ft.**
- : The proposed off-premise sign will increase the signage area currently in existence along West Main.**
- : The proposed off-premise sign does not serve to address a traffic safety issue.**
- : The intersection of West Main/Maple Hill Drive does not constitute a project entrance point.**
- : Consider the number of properties similarly located off major arteries and the purpose for the establishment of the quantity and locational parameters set forth in Section 76.125.**

SECTION 13

(SEC 12)



(SEC 24)



DATE: AUGUST 25, 1993
REVISED DATE: MARCH 4, 1996
PRINTED DATE: MARCH 21, 1996



SCALE 1" = 800'

OSHTEMO CHARTER TOWNSHIP ZONING BOARD OF APPEALS

MINUTES OF MEETING HELD DECEMBER 2, 1996

Agenda

SUMMER RIDGE APARTMENTS - VARIANCE FROM SIGN STANDARDS

SPRINGWOOD HILLS SUBDIVISION - VARIANCE FROM SUBDIVISION
IDENTIFICATION SIGN SETBACK

A meeting was conducted by the Oshtemo Charter Township Zoning Board of Appeals on Monday, December 2, 1996, commencing at approximately 3:00 p.m. at the Oshtemo Charter Township Hall, pursuant to notice.

MEMBERS PRESENT: Brian Dylhoff, Chairperson
 Thomas Brodasky
 William Saunders
 Elaine Branch
 Lara Meeuwse

MEMBERS ABSENT: None

Also present were Rebecca Harvey, Township Planning and Zoning Department, Patricia R. Mason, Township Attorney, and five (5) other interested persons.

CALL TO ORDER

The Chairperson called the meeting to order at 3:05 p.m.

MINUTES

The Board considered the minutes of the meeting of November 18, 1996. The changes suggested by Ms. Harvey were noted. Mr. Brodasky suggested a change to page 2 to indicate that there was no "further" public comment. Moreover, a change was suggested to page 5. Mr. Saunders moved to approve the minutes as amended, and Mr. Brodasky seconded the motion. The motion carried unanimously.

SUMMER RIDGE APARTMENTS - VARIANCE FROM SIGN STANDARDS

The Board considered the application of Michael Jenkins, representing Summer Ridge Apartments, for variance approval from the sign standards applicable to the "R-4" Residence District established by Section 76.120 of the Zoning Ordinance. The applicant proposes the installation of a 21-sq.-ft. "directional sign" at the northeast corner of Maple Hill Drive and West Main (Firestone Service site). The Summer Ridge Apartments complex is located on the west side of Maple Hill Drive, approximately 1,400' north of West Main (5545 Summer Ridge Boulevard) and is within the "R-4" Residence District Zoning classification.

The report of the Planning and Zoning Department is incorporated herein by reference. It was noted that Section 76.120 permits the placement of a 30-sq.-ft. sign advertising permitted services offered upon or from the premises where the sign is located within the "R-4" District. There is currently such an identification sign at the main entrance of Summer Ridge Apartments located on Maple Hill Drive. The applicant sought to establish a sign off-site at the corner of Maple Hill Drive and West Main and therefore sought variance as to the number of signs permitted, the location permitted and the total square footage permitted. Further, assuming that the Board would find in favor of granting a sign in this location, the sign would be subject to the setbacks provided by the Zoning Ordinance. The proposed location does not comply with those setbacks.

Ron Pathak was present for the applicant, indicating that the property had been purchased in approximately April of 1996. He stated that apartment projects depend on drive-by traffic or word of mouth for tenants; therefore, it was felt that it was necessary that signage that was easily visible to drive-by traffic. He felt that Maple Hill Drive was not completed in that it did not intersect with Croyden and Drake Road and therefore was not a "thoroughfare." He urged the Board to approve the variance, at least temporarily, so as to allow a sign at the proposed site so that the project could enjoy the benefit of traffic driving along West Main. He felt that the sign could be removed once Maple Hill Drive was connected to Drake Road. The applicant indicated that they would be willing to reduce the size of the sign to conform to Ordinance requirements.

Ms. Branch questioned the applicant as to the type of market or tenant being sought. Mr. Pathak stated that they were seeking stable and upscale families who would be long-term residents. The apartment complex was not primarily marketed to students. At the present time there is about 93% occupancy; however, there was approximately 20% turnover of residents from month to month. Ms. Branch questioned the applicant's reasoning as to the need for the sign until the connection of Maple Hill Drive was made to Croyden and Drake in that she doubted that Maple Hill Drive would ever see the type of traffic that travels West Main.

Miria Rabideau, also present for the applicant, stated that there is not much traffic on Maple Hill Drive in the area of Summer Ridge, only that which is specifically going to

Summer Ridge, Bronson or the other residential properties in the area. Typically, in her experience, drive-by traffic would account for 60-70% of tenants; however, at Summer Ridge, only 10% were derived by drive-by traffic.

Ms. Meeuwse inquired as to whether the applicant was willing to remove the existing sign and relocate it to the corner of Maple Hill Drive and West Main. The applicant indicated that they were unwilling to relocate and that it was less expensive to obtain a new sign. Further, removing the sign would, it was felt, diminish the value of the property.

Ms. Meeuwse expressed concern that, if this variance were approved, other applications from properties in the area, such as Evergreen North, Bronson Place, etc., would also apply.

Ms. Meeuwse inquired whether the applicant had considered other options, and Ms. Rabideau stated that the applicant had considered billboard signage along U.S. 131. However, they did not believe that signage would be sufficient to direct traffic off the highway and to the site.

Board members inquired as to whether any other similar variances had been considered by the Board, and Ms. Harvey responded that the only sign variance remotely like the one proposed involved Quail Meadows. Ms. Meeuwse noted that, in her opinion, the Quail Meadows application, which had been granted, was significantly different in that the Quail Meadows signage had been added to an existing sign and that no additional sign square footage was added. Further, the intersection at which the signage would be located would not, in this case, represent the project entrance point as it would at Quail Meadows. Ms. Branch and Mr. Brodasky agreed that they also felt there were significant differences.

There was no public comment offered, and the public hearing was closed.

Mr. Saunders stated that he, too, felt this application was much different than that of Quail Meadows. Further, he was concerned about establishing more signage on West Main. Mr. Saunders also stated that, since the Board had denied variance for "financial hardship" previously, he felt it was important to be consistent with this application. Additionally, he was concerned about setting a precedent allowing off-site advertising. Ms. Branch agreed, noting that the Board had to do justice to previous applicants. There was also concern about setting precedents for other properties. Board members noted that, when the Goodrich Theatre is established in the area, it was likely to cause more traffic to travel Maple Hill Drive, benefiting this project with more "drive-by traffic."

The Board members agreed that, in this case, conformance was not unnecessarily burdensome in that the development was permitted and had established signage at the project entrance. There was reasonable use of the property without the granting of the variance. As to substantial justice, it was agreed that the application differed significantly from that of

Quail Meadows and that it was important to uphold Ordinance limitations with regard to signage on West Main.

Mr. Saunders noted there were no unique circumstances of the property and that the hardship was self-created since the project was designed and had been established under current sign standards.

As to the spirit and intent of the Ordinance, Mr. Brodasky stated he felt there were too many deviations from Ordinance standards being sought by the applicant. Mr. Saunders agreed, stating he felt there was no way to distinguish this application from those of other properties located on Maple Hill Drive and in other locations off main roads.

Ms. Branch stated that she recalled an application which was somewhat similar involving the Super 8 Motel, which had requested such signage and had been denied. She also felt concerned about setting a precedent in that there were many instances where properties would like to have signage on the "higher-traffic road."

Mr. Brodasky moved to deny the variance based upon the previously stated reasoning of the Board. Mr. Saunders seconded the motion, and the motion carried unanimously.

SPRINGWOOD HILLS SUBDIVISION - VARIANCE FROM SUBDIVISION IDENTIFICATION SIGN SETBACK

The Board next considered the application of James Bacon, representing Springwood Hills Subdivision Association, for variance approval from the subdivision identification sign setback standards established by Section 76.146 of the Zoning Ordinance. The subdivision identification sign is proposed to be located on the northwest corner of Almena Drive and Summerset Drive, within the "AG" Agricultural-Rural Zoning District classification.

The report of the Planning and Zoning Department is incorporated herein by reference. Ms. Harvey noted that her report indicates setbacks which she derived from measuring the "scaled" plan. However, she felt it was important to inquire of the applicant as to the specifics of the setbacks proposed.

Ms. Meeuwse indicated she was acquainted with Mr. Bacon but had no financial interest in the project and felt she could be objective in her decision making.

The applicant was present, stating he proposed that the sign be located 15' from the edge of the pavement on Almena and 10' from the edge of the pavement on Summerset Drive. He felt the variance was needed so as to provide for more safety for traffic in the area, stating that Almena Drive regularly services traffic traveling approximately 40-55 m.p.h. and that there was a hill in the area which made it difficult to see the entrance to Springwood Hills. He felt that establishing a sign at this point would allow the entrance to be more easily identified and therefore would alleviate traffic back-up at the entrance point.



7275 W. MAIN STREET, KALAMAZOO, MI 49009-9334
616-375-4260 FAX 375-7180 TDD 375-7198

REQUEST FOR ZONING BOARD OF APPEALS MEETING

Date _____ Present Zoning Commercial Fee \$100

Land Owner Ownership of current signage is unknown, (Property is owned by Firestone Sevice Co.)

Address 5490 West Main Kalamazoo, MI 49009 Phone 616-349-2657

Person Making Request Michael Jenkins - Associated Estates Realty Corp.

Address 5545 Summer Ridge Blvd Phone 616-343-1355
Kalamazoo, MI 49009

Interest in Property Additional signage to be added to current directional signage for Maple Hill Mall.

Size of Property Involved Sign would be twenty-eight (28) square feet, four(4) square feet smaller than the Maple Hill Sign and less than R4 requirements.

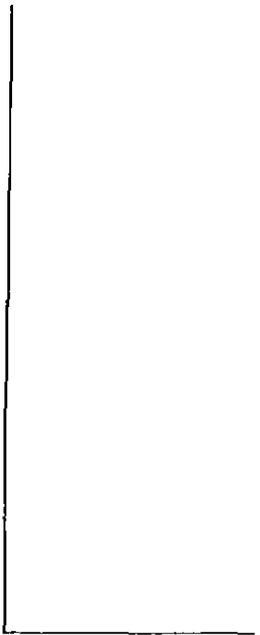
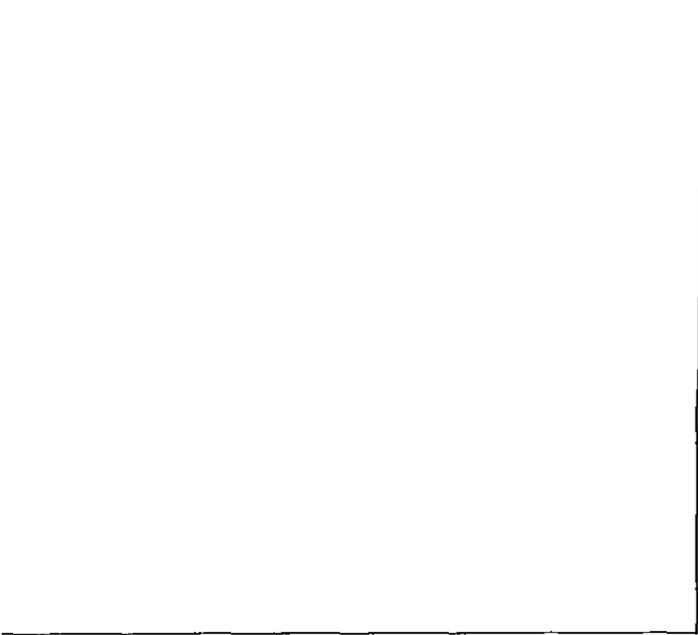
Reason for Request Summer Ridge Apartments would like to increase visability of our apartment community through directional signage at Maple Hill Dr. and West Main.

CHARTER TOWNSHIP
OF OSHTEMO
7275 W. MAIN STREET
KALAMAZOO, MI 49009
616-375-4260

3/12/97 JF

052148 ZBA REQ/SUMMER RIDGE 100.00
TOTAL PAID 100.00

THANK YOU



West Main Street



S
I
G
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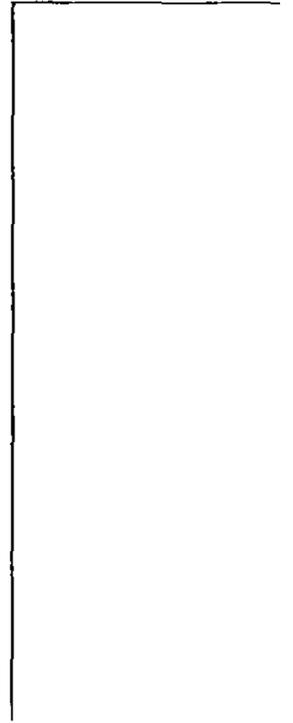


X_{photo}



X_{photo}

Maple
Hill
Drive



*Summer Ridge
Apartments*



file = summerr

98"

42"



OSHTEMO TOWNSHIP ZONING BOARD OF APPEALS

MINUTES OF PUBLIC HEARINGS HELD SEPTEMBER 8, 1980

RE: SIGN FOR MAPLE HILL MALL; SIGN FOR PARK VILLAGE; and VIOLATION BY WE STORE AND PARK

Public hearings were held by the Oshtemo Township Zoning Board of Appeals on September 8, 1980, at the Oshtemo Township Hall, commencing at 3:30 o'clock p.m.

Members present were: F. Burnell Long
Kenneth Nedervelt
Margaret Minott
Marvin Darling
William Jameson

Members absent: None

Also present was John H. Bauckham, Township Attorney, Charles Hill and Ralph Gray, Building and Zoning Inspectors of the Township, and residents and property owners of the Township.

The hearing was called to order by the Chairman and Mr. Nedervelt reported that he had just received the written resignation of Marvin Darling from the Zoning Board of Appeals because of the press of other duties. The Board determined not to accept the resignation until a later date which was acceptable to Mr. Darling.

The first item for consideration was then announced to be the request of Forbes-Cohen for permission to install a 32 square foot sign facing southwesterly at the northeast corner of the intersection of Maple Hill Drive and Highway M-43.

It was explained that the purpose of the sign was to merely identify the entrance to the mall at Maple Hill Drive and encourage people to enter at this location rather at the previous main entrance which would no longer extend through to the north side of the mall. The sign was to be located on the edge of the right of way of M-43 and 3-1/2 feet east of the Maple Hill Drive right of way. It would be 7 feet above grade. There was no intent to remove the current theatre signs on the site, nor the current identification sign along M-43.

* In reviewing the ordinance, it did appear that an additional 80 square foot sign was permissible at each additional intersecting street.

The sign was to be in line with those signs for the Chrysler-Plymouth and Carlos Murphy operations.

Mrs. Minott questioned if the decision of the Board was irrevocable and the Attorney replied that it would be.

After some further discussion, motion was made by Darling, supported and unanimously carried to approve the requested sign with the understanding that it would be 32 square feet in area, have printing on one side only, would be 3-1/2 feet from the Maple Hill Drive right of way and approximately on the M-43 right of way line, and upon the condition that if another sign was requested in the future and approved by the Board, the additional sign would pre-empt the subject sign, requiring the subject sign to be removed.

see p. 10
New sign
to be placed

in 2nd
2nd c
streets
and
M-43
M-43
M-43
M-43

Margaret Minott questioned about traffic from the east and whether or not it similarly should not have the benefit of an entrance sign at the location.

The applicant replied that west-bound traffic could not see the subject sign because of trees which obstructed the view on the Texaco site.

The next item for the public hearing was announced to be the request of Park Village for permission to locate a particular sign on its site. Larry Yachik explained that the development would contain 138 units for senior citizens and was located near Evergreen South. An October 15th opening was planned. The sign would be a permanent sign located west of the drive to the site. It would contain no lighting, would be located on pine posts with pine board backing and contain an evergreen tree logo with the words "Park Village Pines."

The sign would be located 25 feet back from the right-of-way and was planned to be 10 square feet in area, being 1 foot by 10 foot. It was further to be located 18 inches above grade and accordingly would have a fairly low profile. It further would not obstruct any motorist's vision on the adjoining roads.

After some further discussion, motion was made by Nedervelt, seconded by Jameson and unanimously carried to grant approval for the installation of the proposed sign with a 4 square foot variance as requested on the basis of the low profile of the sign and its compatibility with developments in the area.

Mr. Yachik explained that there was no street identification sign at the corner of Parkview and Crystal Lane which had been confusing to people attempting to find the development. Mr. Nedervelt indicated he would check with the County Road Commission for the installation of a new sign at this location.

In answer to further questions, Mr. Yachik stated that where tenants needed income assistance, the rent would be \$430, which would include meals, linen and housekeeping, as well as housing. The rent would be \$575 per month with a bathroom attached. Arrangements were available for couples to live in the facility. An LPN would be on duty at the facility but it was not designed to handle patients that were not fairly ambulatory and self-sufficient.

Mr. Nedervelt next brought up the matter of the residential use of portions of the site operated by Wee-Store-N-Park. The minutes were reviewed of the board and it was determined that the Site Plan submitted on May 5, 1976 did show one residence for a custodian on the site. The minutes also supported this. A permit was issued in July of 1976 for the construction of a residence.

Current investigation, however, disclosed that 2 residential units were located on the site which apparently had occurred through the finishing off of the basement area.

Mr. Nedervelt felt that since the area was not zoned in a "B" classification which allowed a duplex or any type of residence, the only residence that could be located was that approved by the Zoning Board of Appeals.

Mr. Long concurred, indicating that this was a special exception use and had to comply with the conditions of that use permit.

Mr. Jameson similarly concurred that no residence at all could be constructed in the area without the approval of the Zoning Board of Appeals, which had been limited to a one-family unit.

Mr. Nedervelt felt that a letter from the township attorney might be appropriate to the owner, advising of the violation and requiring the second unit to be discontinued.

Motion was then made by Jameson, seconded by Minott, and unanimously carried directing the attorney to write such a letter as suggested by Mr. Nedervelt, indicating that the second residential unit was in violation of the special exception use approval dated October 6, 1975, Site Plan approval dated May 5, 1976 and the building permit issued May 15, 1976.

Mr. Nedervelt stated that subcommittee reports were expected to be filed with the township board by October 16th and that a meeting was scheduled at 7:30 o'clock p.m. to consider the same. Accordingly, any members of the Zoning Board of Appeals

OSHTEMO CHARTER TOWNSHIP ZONING BOARD OF APPEALS

MINUTES OF MEETING HELD DECEMBER 12, 1984

Re: Maple Hill Mall request for Zoning Ordinance interpretation and/or sign variance.

A special meeting was held by the Oshtemo Charter Township Zoning Board of Appeals on Wednesday, December 12, 1984, commencing at 4:15 o'clock p.m. at the Oshtemo Charter Township Hall.

Members present: F. Burnell Long, Chairman
William Jameson
Margaret Minott
Lois Brown

Members absent: Marvin Block

Also present were Rebecca Harvey of the Township Building and Zoning Department; Kenneth C. Sparks of Bauckham, Reed, Lang, Schaefer & Travis, P.C., Township Attorneys; and approximately two other interested persons.

The Chairman called the meeting to order, noted that Mr. Jameson had not yet arrived but was expected shortly, and then further noted that this special meeting had been called in order to consider the request of Virginia Volkens of Maple Hill Mall requesting Board interpretation of Section 76.125 of the Township Zoning Ordinance and/or a variance to allow the placement of a third sign on a portion of the Mall property that abuts Drake Road. It was noted that the applicant is also requesting authorization to expand the existing sign on Maple Hill Drive from 32 square feet to 60 square feet.

Ms. Virginia Volkens was present on behalf of Maple Hill Mall. Ms. Volkens stated that the applicant wished to place a 60-square foot sign at the northeast corner of its property, adjacent to the back drive along Drake Road. A diagram of this sign had been provided the Board. Ms. Volkens stated that this was desired in order to ease the traffic situation within the Mall and encourage more use of the parking area in back of the Mall. Ms. Volkens indicated that the applicant also wished to enlarge the existing sign along Maple Hill Drive from 32 square feet to 60 square feet. In response to a question from the Chairman, Ms. Volkens indicated that the existing Maple Hill Drive sign is located on property owned by the Mall owners, not by McDonald's.

Mr. Jameson then arrived at the meeting.

In response to a question from Ms. Brown, the Township Attorney stated that there were several questions before the Board. The Township Attorney noted that Section 76.125 of the Township Zoning Ordinance provided that in those instances in which a parcel of land abuts two public streets, a second sign is permitted along the second public street subject to certain conditions. The Township Attorney noted that the Zoning Ordinance was silent as to the situation in which a parcel of land abuts three public streets. The Township Attorney stated that he accordingly believed there was a question of interpretation before the Board as to whether the Zoning Ordinance should be interpreted to allow a third sign in those instances in which a commercial property abuts three public streets.

The Township Attorney stated that if the Board interprets Section 76.125 to only allow two signs, not three signs, then the Board would be further required to consider the question

of whether a variance should be granted in this situation to allow the erection of a third sign.

The Township Attorney noted, with respect to the sign along Maple Hill Drive, that the sign was not located in compliance with setback requirements contained under the new Township Zoning Ordinance. It was noted that the Board had previously in September of 1980 granted special approval for such sign, limiting the size of the sign to 32 square feet. The Township Attorney noted that, accordingly, a variance would be required to permit the Maple Hill Drive sign to be expanded in size at its present location.

In response to a question from Mr. Jameson, it was noted that the existing Maple Hill Drive sign was located on property owned by the Maple Hill Mall owners.

Mr. Jameson stated that he would have a problem with permitting the expansion of the Maple Hill Drive sign. He noted that the sign serves traffic on West Main Street, not Maple Hill Drive. Ms. Volkers noted that the Maple Hill Drive sign had been placed at the location permitted by the Board.

With respect to the question of interpretation, Mr. Jameson stated that he believed the plain language of Section 76.125 provides only for a "second" sign, not for a "third" sign. He stated that while it may have been the intention of the Zoning Board and the Township Board to allow a third sign where there is a third abutting street, no such provision to that effect is contained in the Zoning Ordinance and that he believed the Board would be legislating if it made an interpretation allowing such a third sign. He stated that an interpretation allowing a third sign would also raise the question as to the permissible area of such a sign. He stated that he accordingly believed that the Board was bound by the language of the Zoning Ordinance to interpret it to only provide for a "second" sign and that the Board should not legislate.

The Chairman stated that he agreed that the language of the section was precise. He stated that he agreed that it would be legislating to interpret this section to allow a third sign in the case of a third abutting street. He stated that he was not sure why this section referred to two streets, but it does.

Ms. Brown stated that it was her recollection that when Section 76.125 was drafted, no one thought of a situation in which a commercial property might be abutting three public streets. The Township Attorney stated that his recollection was consistent with that of Ms. Brown.

Mr. Jameson then moved that the Board interpret Section 76.125 to not allow a third sign in those instances in which a commercial property abuts three public streets. He stated that the language of this section was clear and precise and that the Board would be legislating if it interpreted this section to permit a third sign in those instances where the property abuts a third public street. Ms. Minott seconded the motion.

The Chairman noted that the Board could not assume that the Zoning Board would have allowed a third sign to have the same signage area as that permitted under Section 76.125 for a second sign.

A vote was then held on the motion and the motion passed unanimously.

Ms. Brown noted that if the existing directional sign at Maple Hill Drive were removed, the applicant would be permitted under the terms of the Township Zoning Ordinance to place a second sign along Drake Road.

Ms. Volkers stated that people were having difficulty recognizing the parking area in the rear. She stated that, however, the Maple Hill Drive was very useful and very important in easing traffic problems in the Mall.

Mr. Jameson stated that he had problems in seeing how the Board could permit a larger sign at the present location of the Maple Hill Drive sign. He stated that the sign is located very close to the intersection corner and that it clutters visibility at that corner. He stated that expanding the sign would increase the clutter. He also noted that the sign serves traffic along West Main Street, not Maple Hill Drive, and that this is inconsistent with the purpose of a second sign as stated under Section 76.125 of the Township Zoning Ordinance.

The Chairman noted that the Board had previously given approval of the existing Maple Hill Drive sign in recognition that it eased the traffic problem and was directional in purpose, not advertising. He stated that the 32-square foot size of the sign was also a consideration in the Board's prior approval.

The Chairman stated that he believed there was merit in establishing an additional directional sign along Drake Road. He stated that, in his mind, approval for the sign is helped by the fact that both the Maple Hill Drive sign and the proposed Drake Road sign are primarily directional in purpose, as opposed to being primarily advertising in nature.

Mr. Jameson noted that the proposed sign along Drake Road made reference to Steketee's store and the Ward's store. Ms. Volkers indicated that Steketee's store was referred to on the sign because it is located in the back of the Mall and there has been some customer confusion concerning the entrance in back of the Mall. She noted that Steketee's is the largest tenant in the Mall. She stated that reference to Montgomery Ward's was placed on the sign for purposes of equality. In response to a question from Mr. Jameson, she stated that the proposed Drake Road sign would be established on property owned by the Mall owners, not by Montgomery Ward's.

Supervisor Charles Hill noted that a representative of Jewel's grocery store had reviewed the proposed sign plans with Mr. Hill and stated that Jewel's was in favor of the proposed sign arrangement.

The Chairman noted that Section 76.125 of the Zoning Ordinance would permit a second sign along a second public street, such sign having a maximum area of 160 square feet. He noted that the total of the two proposed signs was less than 160 square feet and that those signs were directional in nature.

In response to a question from the Chairman as to why the applicant wished to expand the size of the Maple Hill Drive sign, Ms. Volkers stated that the Applicant believes that the existing sign is a little small. She stated that the applicant wishes to expand the sign so as to make it a bit more visible.

Mr. Jameson noted that under the terms of the present Township Zoning Ordinance, a second sign along a second public street must be set back no less than 1-1/2 times the required front building setback from the other public street abutting the property.

He stated that the existing Maple Hill Drive sign does not meet this setback requirement, but is located close to the intersection of Maple Hill Drive and West Main.

Mr. Jameson then moved that the Board deny the request for a variance to permit an increase in the size of the Maple Hill Drive sign at its existing location. He noted that the prior approval granted by the Board at its meeting in September of 1980 specified a maximum size of 32 square feet. He noted that the second sign primarily serves West Main traffic. Ms. Minott seconded the motion.

The Chairman stated that given the location of the Maple Hill Drive sign, he was reluctant to approve a larger sign unless there was more justification given for its expansion than what had been set forth by the applicant. Ms. Brown stated that she agreed and that she believed it would be better to leave the sign at its present size.

Ms. Volkens stated that the applicant would prefer to sacrifice the additional footage for the Maple Hill Drive sign and be permitted to establish a sign along Drake Road. She stated that the Drake Road sign was very important to the applicant.

A vote was then held on the motion and the motion passed unanimously.

The Chairman noted that the question now before the Board was a question of granting a variance to permit part of the permitted sign footage to be in the form of a third sign located along Drake Road as described by the applicant. He stated that he had no problem with granting such a variance.

Ms. Brown noted that the proposed sign would be beneficial in terms of directing traffic within the Mall.

The Chairman noted that the proposed sign is primarily directional in function and that while it is large for a directional sign, it is necessary for it to have such sign in order to be seen from a considerable distance and perform its intended function.

Ms. Brown noted that the sign is intended to serve Drake Road and that it is intended to encourage Drake Road traffic to continue north from the intersection of Drake Road and West Main and to use the back parking area in the Mall. Ms. Volkens stated that the proposed sign would also encourage those people turning into the first drive to use the back parking area of the Mall.

In response to a question from Mr. Jameson, the Township Attorney stated that he did believe there was sufficient basis presented to legally permit the Board to grant the requested variance. He noted that the proposed third sign would relieve a hardship in the form of existing traffic and parking problems in the Mall. He further noted that a variance to allow a third sign in this instance would be granted in the somewhat unusual situation of a commercial establishment that is abutted by three public streets. He further noted that the applicant would be permitted under the terms of the Township Zoning Ordinance to establish a second sign having a maximum area of 160 square feet and that the total area of the two "secondary" signs (i.e., the Maple Hill Drive sign and the proposed Drake Road sign) were well under this limit.

Mr. Jameson then moved that the Board grant a variance to permit the establishment of a sign along Drake Road at the

OSHTEMO CHARTER TOWNSHIP ZONING BOARD OF APPEALS

MINUTES OF MEETING HELD MAY 6, 1996

Agenda

UNITED HOMES OF MICHIGAN - QUAIL MEADOWS MUD - VARIANCE
APPROVAL FROM SIGN LOCATIONAL STANDARDS ESTABLISHED BY
SECTIONS 76.120 AND 76.155

WOODSMITH'S, INC. - SITE PLAN REVIEW - 8,418 SQ. FT. CUSTOM
WOODWORKING MILL - SOUTH 8TH STREET

A meeting was conducted by the Oshtemo Charter Township Zoning Board of Appeals on Monday, May 6, 1996, commencing at approximately 3:00 p.m. at the Oshtemo Charter Township Hall, pursuant to notice.

MEMBERS PRESENT: Brian Dylhoff, Chairperson
 Thomas Brodasky
 Lara Meeuwse

MEMBERS ABSENT: William Saunders
 Elaine Branch

Also present were Rebecca Harvey, Township Planning and Zoning Department representative, Patricia R. Mason, Township Attorney, and three (3) other interested persons.

CALL TO ORDER

The Chairperson called the meeting to order at 3:04 p.m.

MINUTES

The Board considered the minutes of the meeting of April 15, 1996. Mr. Brodasky moved to approve the minutes as submitted. Ms. Meeuwse seconded the motion. The motion carried unanimously.

**UNITED HOMES OF MICHIGAN - QUAIL MEADOWS MUD - VARIANCE
APPROVAL FROM SIGN LOCATIONAL STANDARDS ESTABLISHED BY
SECTIONS 76.120 AND 76.155**

The next item was the application of Bruce Brown of United Homes of Michigan, representing Quail Meadows Multiple Use Development, for variance approval from the sign locational standards established by Sections 76.120 and 76.155. The Quail Meadows development is located at the northern terminus of Quail Run Drive, adjacent to the north of

Quail Run Condominiums, in Section 26. The subject site is proposed to be located at the site of the existing Quail Run Condominium sign (northwest corner of Quail Run Drive and Stadium Drive) within the "C" District Zoning classification.

The report of the Planning and Zoning Department is incorporated herein by reference.

It was noted that the Zoning Board of Appeals had granted a variance on December 2, 1998, for the placement of the Quail Run Condominium sign at the subject location. The applicant, Quail Meadows MUD, requested variance approval to locate an identification sign for the Quail Meadows development at the same location as the existing Quail Run sign. The applicant proposed to replace the approved off-premises sign with a sign of the same size, height and design in the same location which would add identification of the Quail Meadows development. No additional sign or new sign would be established.

Ms. Harvey stated that the fact that the subject property does not enjoy frontage on a primary thoroughfare was not a "unique circumstance." There were other properties which do not have such frontage. However, if the Board should determine that variance is appropriate, it should analyze the distinction between this property and other such properties.

The applicant was present and stated that the current owners of the sign (Quail Run) have a right to maintain the existing sign so long as they do not extend or materially change the sign. Quail Run, the owners of the sign, plan to repair or refurbish the sign and inquired of Quail Meadows whether they would also like to appear on the sign. Therefore, the applicant was asking only that the panel of the sign be redesigned to include both names (Quail Run and Quail Meadows). The sign would be of the same size, location and character as the pre-existing sign.

The Chairperson acknowledged receipt of a letter from Quail Run Association (Quail Run I and III), the owner of the sign. They noted their approval of the joint sign proposal.

Ms. Meeuwse approved of the idea of two developments taking advantage of one sign. The Chairperson agreed.

There was no public comment on the item, and the public hearing was closed.

The Board reviewed the nonuse variance criteria. Board members felt it was significant that the extension of Quail Run Drive into and through the Quail Run and Quail Meadows development was in keeping with the Master Land Use Plan. Further, the existing and proposed residential developments were also supported by the Plan. Board members acknowledged that the fact that Quail Meadows did not have frontage on a primary road was not unique. Nevertheless, due to the layout of the Quail Run and Quail Meadows developments and the fact that the intersection of Quail Run and Stadium Drive (the sign location) is the entrance point to both developments, the property is unique.

Ms. Meeuwse moved to approve the variance with the following findings:

(1) That substantial justice would be served by granting the variance in that there would be no increase in the existing sign's size (height or area) or in the location of the existing sign. There would be no increase in the number of signs. It was noted that the development is permitted signage at the project entrance point comparable to that proposed in the application. It was further noted that the sign proposal will not provide signage options to Quail Meadows not available to Quail Run. Therefore, no particular property was being favored.

(2) It was felt it was significant that the sign complies with sign size, setback and height limitations for the Commercial as well as the "R-4" District.

(3) As to whether unique circumstances exist, it was found that the subject property did not enjoy frontage at the point of primary access to its development. The entrance point of both Quail Run and Quail Meadows is off premises at the point of the sign location.

(54) It was felt that the hardship was not self-created, noting that the extension of the Quail Run Drive through Quail Run and into Quail Meadows development was in keeping with the Township Master Land Use Plan and that the residential development was also in keeping with said plan. However, it was recognized that the sign was designed and located at the discretion of the applicant.

(63) It was felt that the spirit and intent of the Ordinance would be served and the public health, safety and welfare secured in that Quail Meadows development is permitted a sign not to exceed 30 square feet in area and 8' in height. The proposed sign would not increase the signage currently provided along Stadium Drive or provide signage to the subject development contrary to the design standards of the Ordinance. Given the similarity in use and the continuity of design between the Quail Meadows development and the Quail Run development, there was a rationale for providing a coordinated and consistent approach to the project identification signage.

The motion was seconded by Mr. Brodasky, and the motion carried unanimously.

**WOODSMITH'S, INC. - SITE PLAN REVIEW - 8,418 SQ. FT. CUSTOM
WOODWORKING MILL - SOUTH 8TH STREET**

The next item was the application of Tim Smith, representing Woodsmith's, Inc., for site plan review of a proposed 8,418 sq. ft. custom woodworking mill. The subject site is located on the west side of South 8th Street, adjacent to the south of the NYC Railroad, and is within the "I-1" District Zoning classification.

The report of the Planning and Zoning Department is incorporated herein by reference. Ms. Harvey further noted that, with regard to parking lot layout, in the front parking area, an extension of the paving for the two end parking spaces would be necessary to allow for backing and maneuvering.

The applicant was present, along with his brother, Tom Smith.



7275 W. MAIN STREET, KALAMAZOO, MI 49009-9334
616-375-4260 FAX 375-7180 TDD 375-7198

To: Zoning Board of Appeals

Meeting Date: 4-7-97

From: Planning & Zoning Department

Agenda Item: #5

Applicant: Josephine Van Epps
Representing Consumers Energy Company

Property In Question: 132 ft wide parcel extending south from West Main to the south line of Section 13 - 5903 West Main.

Reference Vicinity Map

Zoning District: "I-1" Industrial District

Request: Site Plan Review - 240 Sq Ft Control Building/Site Modifications

Ordinance Section(s): Section 41.210 - Essential Services
Section 82.800 - Criteria For Review

Planning & Zoning Department Report:

Background Information

- Applicant has submitted the following material for your reference:

- : Site Plan
- : Control Building Layout
- : Photo (Typical Control Building)

- Applicant proposes the placement of 240 sq ft control building for Consumers Energy Company on the site of the existing West Main Substation, located on the south side of West Main, adjacent to the east of the MDOT Maintenance Garage.

-
- The proposal also involves the modification of existing on-site fencing and access/turn-arounds.

Department Review

Site Plan Review - Section 82.800

- a) - Access to the control building from the existing 14 ft paved access drive currently serving the site is proposed.

- A specific parking proposal to accommodate site visits has not been provided.

Parking shall be provided sufficient to respond to the needs of the site and shall comply with the 10' x 20' parking space dimensional standards.

- b) - Proposed setbacks comply with Ordinance standards.

- A detailed outdoor lighting proposal has not been provided.

All proposed lighting shall be subject to compliance with the lighting guidelines set forth in Section 78.700 and be detailed for review/approval pursuant to Section 78.700 (g).

- Proposed fencing modifications should be detailed for review/approval.

- Outdoor storage is not proposed.

- Signage is not proposed.

c)

&d)-The subject site is adjacent to residential, commercial, and industrial zoning. In proximity to the existing substation and proposed control building, adjacent properties are currently occupied by MDOT's maintenance garage, Elks Plat commercial development (Chi Chi's, Super 8 Motel), and the Prairie's Golf Course.

- Proposed land cover schemes should be reviewed for consistency with the character of area developments and the objectives of the corridor.

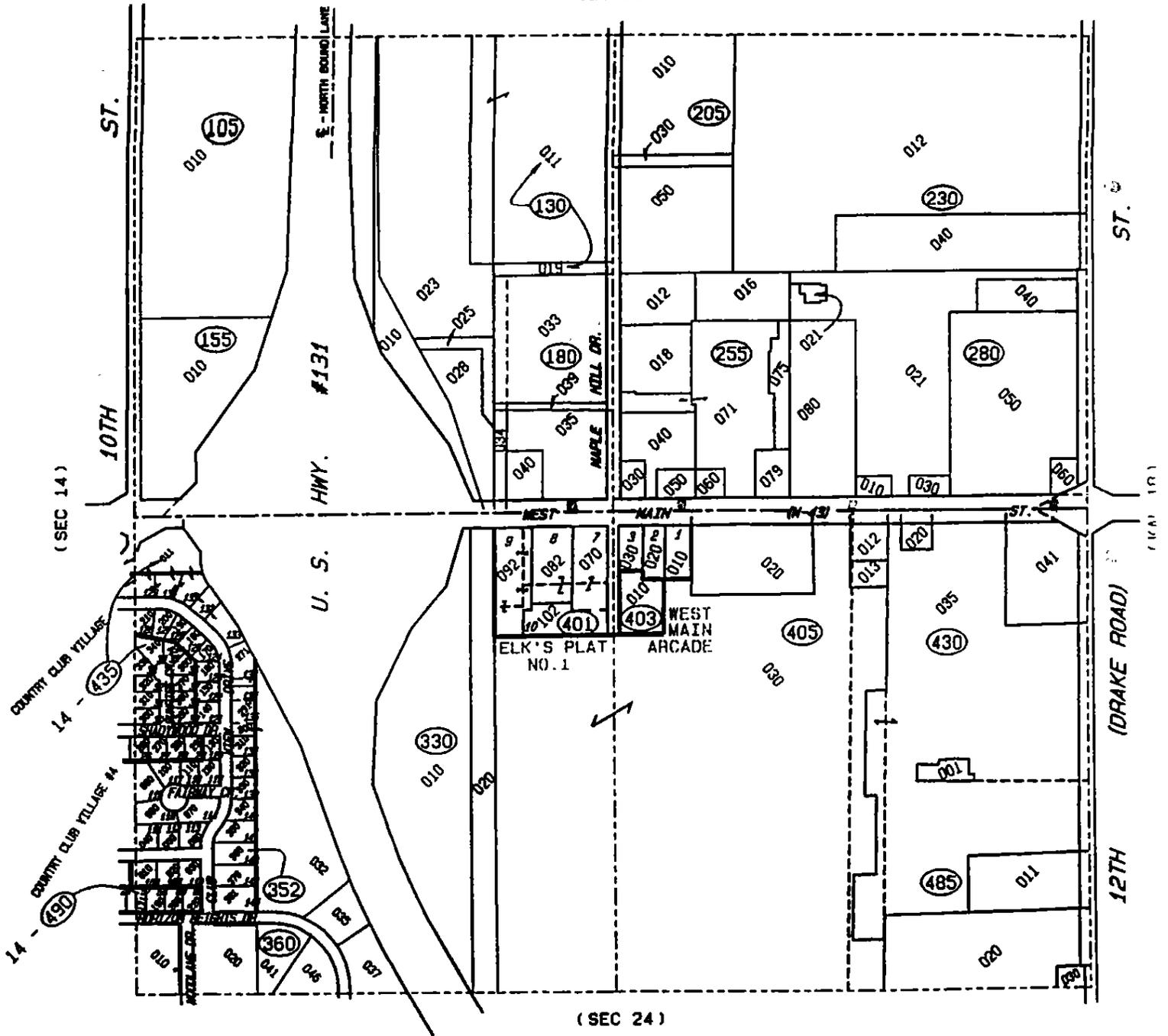
- e) - Variance approval has not been requested.

- f) - Approval shall be subject to Township Fire Department review/approval.

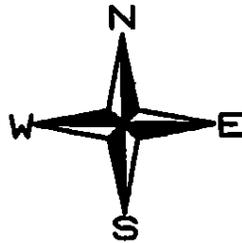
- g) - Approval shall be subject to Township Engineer review/approval.

SECTION 13

(SEC 12)



(SEC 24)



DATE: AUGUST 25, 1993

REVISED DATE: MARCH 4, 1996

PRINTED DATE: MARCH 21, 1996

ZONING BOARD OF APPEALS MEETING - AUGUST 15, 1994

EXCERPTS

(8) That the existing vegetation on the site be retained outside of the development boundaries and that landscaping be provided in the greenspace consistent with the area's natural character; a designation of the building perimeter on the north side of the building as green was approved.

(9) That the approval was subject to the review and approval of the Township Fire Department and Township Engineer.

(10) That the floor drain proposed was approved contingent on connection to city sewer.

(11) That the loading area was designated on the south side of the northeast side of the building.

Ms. Branch seconded the motion, and the motion carried unanimously.

AMERITECH - SITE PLAN REVIEW - 200 SQ. FT. ELECTRONIC EQUIPMENT HUT - 6883 WEST MAIN

The next application was that of J. M. Andriacchi of Ameritech for site plan review for proposed placement of a 200 sq. ft. electronic equipment hut. The subject site is located at 6883 West Main (Seelye West) and is within the "C" Local Business District Zoning classification. The report of the Planning and Zoning Department is incorporated herein by reference.

Ms. Harvey noted that her primary concern was with regard to access and as to how this site would relate to the Seelye West site. She further indicated that approval should be conditioned upon Township Fire Department review and approval, particularly since this hut would be located at the end of the Fire Department turnaround serving the Seelye site.

With regard to access, there was no problem with the site deriving access through the Seelye West site; however, Ms. Harvey suggested that the Board specifically condition approval on no direct access to 8th Street due to the location of the hut. No direct access to 8th Street was being requested by the applicant.

Reference was made to the approved plans for Phases I and II of Seelye West. Ms. Harvey felt it was important that the area of activity for the site in question should be out of the circulation path of Seelye West, i.e., out of the service drive and parking aisles.

The applicant was present, indicating she was an engineer for Ameritech. She stated that the hut would be used for conduit equipment. An easement had been obtained from Seelye, i.e., an exclusive-use easement for an area 30' x 40', for the hut. There was also a 20' easement for utilities and access.

She indicated that there would be no regular access to the hut, it would only be accessed on a periodic basis. One parking space was proposed. The applicant acknowledged that, if the site needed access directly to 8th Street in the future, the applicant would have to return to the Board for a revision to the site plan. In response to questioning by Mr. Miller, the applicant indicated that all trees and berm area would be restored if destroyed in the construction process.

No public comment was received, and the public hearing was closed.

Ms. Branch moved to approve the site plan, with the following conditions, limitations and notations:

- (1) That direct access to 8th Street was prohibited; access was provided through the Seelye West site.
- (2) That the site be coordinated with the plans for Seelye West Phases I and II, with no interference with the ~~service road, circulation~~ drives or parking ~~aisles~~ lots of Seelye West.
- (3) That the parking proposed is satisfactory and shall be subject to the compliance with Ordinance dimensional standards of 10' x 20'.
- (4) That the proposed lighting comply with the Township's recommended guidelines and that lighting specifications be submitted to the Township staff for review and approval.
- (5) That all landscaping be consistent with the Seelye West approval. The proposal of the applicant was approved with regard to a 3' greenspace or lawn area around the building and as to restoration of damaged Seelye screening.
- (6) That approval was subject to the review and approval of the Township Fire Department and Township Engineer.

Mr. Dyhloff seconded the motion, and the motion carried unanimously.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 5:05 p.m.

OSHTEMO CHARTER TOWNSHIP ZONING BOARD OF APPEALS

MINUTES OF MEETING HELD MARCH 1, 1993

Agenda

CITY OF KALAMAZOO DEPARTMENT OF PUBLIC UTILITIES - VARIANCE APPROVAL FROM SECTION 66.201

CITY OF KALAMAZOO DEPARTMENT OF PUBLIC UTILITIES - SITE PLAN REVIEW - 1.5-MIL.-GALLON ELEVATED WATER STORAGE TANK

PIZZA SQUARE - SITE PLAN REVIEW

MEIJER, INC., VARIANCE APPROVAL FROM THE SIGN SIZE AND HEIGHT REQUIREMENTS OF SECTION 76.125

A meeting was conducted by the Oshtemo Charter Township Zoning Board of Appeals on Monday, March 1, 1993, commencing at approximately 3:00 p.m. at the Oshtemo Charter Township Hall, pursuant to notice.

MEMBERS PRESENT: Marvin Block, Chairperson
 Stanley Rakowski
 Ron Zuiderveen
 Elaine Branch

MEMBER ABSENT: George Vuicich

Also present were Rebecca Harvey, Planning and Zoning Department, Patricia Mason, Township Attorney, and ten (10) other interested persons.

CALL TO ORDER

The Chairperson called the meeting to order at 3:00 p.m.

CITY OF KALAMAZOO DEPARTMENT OF PUBLIC UTILITIES - VARIANCE APPROVAL FROM SECTION 66.201

The first item of business was the application of Alberto Forero of the City of Kalamazoo Department of Public Utilities for Variance Approval from the frontage and parcel size requirements established by Section 66.201 of the Zoning Ordinance for placement of Booster Pumping Station #29. The proposed site will be located off the planned extension of South 9th street, approximately 1400 feet south of West Main and is within the "R-2" Zoning District classification.

The report of the Planning and Zoning Department regarding the item is incorporated herein by reference. It was noted that on October 5, 1992, the ZBA had granted variance from

the frontage and parcel size requirements permitting the placement of Booster Pumping Station #29 on a 100' x 120' parcel located on the east side of North 9th Street, approximately 1320 feet north of West Main. The proposed Booster Pumping Station had been relocated to the subject site located on the east side of the 9th Street extension south of West Main; therefore, new Variance Approval from the frontage and parcel size requirements was being sought by the applicant.

The applicant was present and had no comment.

The Chairperson called for public comment and, hearing none, closed the public hearing.

The proposed location had been decided upon because it was thought that same could better serve "more people" in the area. The relocation had been made in consultation with the Township Engineer.

After further questioning of the applicant, Mr. Zuiderveen moved to grant the Variance from Section 66.201 for the subject site, i.e., from the requirement of the 200' of frontage and 50,000 square feet, conditioned upon its use as a City Water Department Pumping Station. The following reasoning was cited:

(1) That, given the use, there would be no need for, or access by, the general public to the site in question. In fact, the site would be enclosed so as to keep general public traffic from the site. Further, the operator would access the site only approximately four times per month. Therefore, given the use, and the size of the proposed building, conformance with the Ordinance would be unnecessarily burdensome.

(2) That substantial justice would be done. It was noted that this application was somewhat akin to the Roe Comm application which had been granted, except that it was for an essential service; a use which would serve the public good to an even greater extent than the communication tower.

(3) That the pump station would provide for increased water pressure benefiting the entire area.

(4) That, although the hardship was self-created, other criteria outweighed this one and the variance was justified.

(5) That the public health, safety and welfare would be protected in that the subject use and site would require Special Exception Use Permit and Site Plan Review.

Ms. Branch seconded the motion, and the motion carried unanimously.

CITY OF KALAMAZOO DEPARTMENT OF PUBLIC UTILITIES - SITE PLAN REVIEW -1.5-MIL.-GALLON ELEVATED WATER STORAGE TANK

The next item was consideration of the application of Alberto Forero on behalf of the City of Kalamazoo Department of Public Utilities for Site Plan Review of the proposed construction of a 1.5-million-gallon elevated water storage tank. The subject site is located on



ZBA Mtg
April 7, 1997

7275 W. MAIN STREET, KALAMAZOO, MI 49009-9334
616-375-4260 FAX 375-7180 TDD 375-7198

REQUEST FOR ZONING BOARD OF APPEALS MEETING

Date FEB 27, 1997 Present Zoning "C" Fee \$100

BUSINESS Land Owner LUCENT TECHNOLOGIES

Address 5349 WEST MAIN Phone 388-6185

Person Making Request SIGN ART, INC

Address 5757 EAST CORK ST. KZOO WAY Phone 381-3012

Interest in Property AGENT RESPONSIBLE FOR INSTALLING
WALL SIGN

Size of Property Involved _____

Reason for Request SECTION 76.135
WALL SIGN ORDINANCE AND TOWNSHIP
POLICY WITH REGARDS TO THIS ORDINANCE DOES
NOT PERMIT SIGN TO BE LOCATED IN AREA VISIBLE
TO TRAFFIC. CLIENT SEEKS WALL SIGN ON NORTH
(FRONT) WALL

**CHARTER TOWNSHIP
OF OSHTEMO
7275 W. MAIN STREET
KALAMAZOO, MI 49009
616-375-4260**

2/27/97 JF

052049 ZBA REQUEST/SIGN ART 100.00
TOTAL PAID 100.00

THANK YOU

13-405-029

Lucent Technologies

3905-13-405-029

Walnut Woods

13-405-021

Steak-n-Shake

030

Elks

13-403-010

Maple Hill Assoc.

13-401-010

GLR Mech.

020

Wendy's

030

Concord

13-430-012

FOAB

013

"

No 0

13-255-030

Firestone

040

Frank's

050

McDonald's

060

Chicken Coop

071

Dayton Hudson

079

Applebee's

080

CTC Properties

13-280-010

Mr Steak

Sign Art, Inc.
5757 E. Cork Street
Kalamazoo, MI 49001

13-405-029
WALNUT WOODS OF MICH LLC
(GOLF RIDGE CENTER)
2012 28TH STREET SE
GRAND RAPIDS MI 49508

13-405-029
OCCUPANT
5349 WEST MAIN
KALAMAZOO, MI 49009

13-405-021
STEAK 'N SHAKE INC
36 SOUTH PENNSYLVANIA STREET
INDIANAPOLIS IN 46204

13-405-021
OCCUPANT
5371 WEST MAIN
KALAMAZOO, MI 49009

13-405-030
ELKS LODGE NO 50
5303 WEST MAIN
KALAMAZOO MI 49009

13-403-010
MAPLE HILL ASSOCIATES
PO BOX 20000
KALAMAZOO MI 49019

13-401-010
GLR MICHIGAN #2 LIMITED PART
1540 SOUTH HOLLAND-SYLVANIA
MAUMEE OH 43537

13-401-010
OCCUPANT
5431 WEST MAIN
KALAMAZOO, MI 49009

13-401-020
VANDOMELEN WILLIAM
WENDY'S
4613 WEST MAIN
KALAMAZOO MI 49009

13-401-020
OCCUPANT
5455 WEST MAIN
KALAMAZOO, MI 49009

13-401-030
CONCORD REAL ESTATE LIMITED
3020 CHARLEVOIX DRIVE SE
GRAND RAPIDS MI 49546

13-401-030
OCCUPANT
5481 WEST MAIN
KALAMAZOO, MI 49009

13-430-012
FOAB-MI
PROPERTY MANAGEMENT K-A16-3P
ONE FOA PARKWAY
KALAMAZOO MI 49009

13-430-012
OCCUPANT
5299 WEST MAIN
KALAMAZOO, MI 49009

13-255-030
FIRESTONE TIRE & RUBBER CO
50 CENTURY BOULEVARD
NASHVILLE TN 37214

13-255-030
OCCUPANT
5490 WEST MAIN
KALAMAZOO, MI 49009

13-255-040
CTC PROPERTIES INC
FRANK'S NURSERY & CRAFTS #35
6399 EAST NEVADA
DETROIT MI 48234

13-255-040
OCCUPANT
5474 WEST MAIN
KALAMAZOO, MI 49009

13-255-050
FORBES-COHEN PROPERTIES
MCDONALD'S CORPORATION
P O BOX 66207
CHICAGO IL 60666

13-255-050
OCCUPANT
5394 WEST MAIN
KALAMAZOO, MI 49009

13-255-060
CTC PROPERTIES INC
CHICKEN COOP
625 NORTH MICHIGAN SUITE 930
CHICAGO IL 60611

13-255-060
OCCUPANT
5370 WEST MAIN
KALAMAZOO, MI 49009

13-255-071
DAYTON HUDSON CORP T901
PROPERTY TAX DEPARTMENT
777 NICOLLET MALL
MINNEAPOLIS MN 55402

13-255-071
OCCUPANT
5350 WEST MAIN
KALAMAZOO, MI 49009-1002

13-255-079
APPLEBEE'S OF MICHIGAN INC
AVTAX
1025 WEST EVERETT ROAD
LAKE FOREST IL 60045

13-255-079
OCCUPANT
5330 WEST MAIN
KALAMAZOO, MI 49009

13-255-080
CTC PROPERTIES INC
625 N MICHIGAN AVE SUITE 930
CHICAGO IL 60611

13-255-080
OCCUPANT
5050 WEST MAIN
KALAMAZOO, MI 49009

13-280-010
CTC PROPERTIES INC
MR STEAK
201 MONROE NW SUITE 200
GRAND PRAIDS MI 49503

13-280-010
OCCUPANT
5160 WEST MAIN
KALAMAZOO, MI 49009



7275 W. MAIN STREET, KALAMAZOO, MI 49009-9334
616-375-4260 FAX 375-7180 TDD 375-7198

REQUEST FOR ZONING BOARD OF APPEALS MEETING

Date _____ Present Zoning Commercial Fee \$100

Land Owner Ownership of current signage is unknown, (Property is owned by Firestone Service Co.)

Address 5490 West Main Kalamazoo, MI 49009 Phone 616-349-2657

Person Making Request Michael Jenkins - Associated Estates Realty Corp.

Address 5545 Summer Ridge Blvd Phone 616-343-1355
Kalamazoo, MI 49009

Interest in Property Additional signage to be added to current directional signage for Maple Hill Mall.

Size of Property Involved Sign would be twenty-eight (28) square feet, four(4) square feet smaller than the Maple Hill Sign and less than R4 requirements.

Reason for Request Summer Ridge Apartments would like to increase visability of our apartment community through directional signage at Maple Hill Dr. and West Main.

CHARTER TOWNSHIP
OF OSHTEMO
7275 W. MAIN STREET
KALAMAZOO, MI 49009
616-375-4260

3/12/97 JF

052148 ZBA REQ/SUMMER RIDGE 100.00
TOTAL PAID 100.00

THANK YOU

West Main Street

X_{photo}

X_{photo}

S
I
G
N

Maple
Hill
Drive



*Summer Ridge
Apartments*



42

file = summerr

98"

Summer Ridge

3905-13-130-011

Assoc Estates

13-255-030

Firestone

13-255-012

Goodwill

040

Frank's

050

McDonald's

060

Chicken Coop

071

Dayton Hudson

13-180-023

Two Squared

033

Ash. Ltd. Div

035

Maple Realty

039

Two Squared (Dup.)

No 0

13-401-010

GLR Much.

020

Wendy's

030

Concord

070

Russ'

082

Pentecost

13-405-020

Walnut Wood

13-130-019

Two Squared (Dup.)

No 0

13-205-010

Branson

No 0

030

"

No 0

050

"

0

12-380-010

Cole

12-455-016

Branson

0

017

"

0

Michael Jenkins
Associated Estates Realty Corp.
5545 Summer Ridge Blvd.
Kalamazoo, MI 49009

13-255-050

OCCUPANT
5394 WEST MAIN
KALAMAZOO, MI 49009

13-130-011
ASSOC ESTATES REALTY CORP
ATTN: SUE MORAN
5025 SWETLAND COURT
RICHMOND HEIGHTS OH 44143

13-255-060

CTC PROPERTIES INC
CHICKEN COOP
625 NORTH MICHIGAN SUITE 930
CHICAGO IL 60611

13-130-011
OCCUPANT
5545 SUMMER RIDGE BOULEVARD
KALAMAZOO, MI 49009

13-255-060

OCCUPANT
5370 WEST MAIN
KALAMAZOO, MI 49009

13-255-030
FIRESTONE TIRE & RUBBER CO
50 CENTURY BOULEVARD
NASHVILLE TN 37214

13-255-071

DAYTON HUDSON CORP T901
PROPERTY TAX DEPARTMENT
777 NICOLLET MALL
MINNEAPOLIS MN 55402

13-255-030
OCCUPANT
5490 WEST MAIN
KALAMAZOO, MI 49009

13-255-071

OCCUPANT
5350 WEST MAIN
KALAMAZOO, MI 49009-1002

13-255-012
GOODWILL COMPANY INC
2929 WALKER AVENUE NW
GRAND RAPIDS MI 49544

13-180-023

TWO SQUARED DEVELOPMENT
425 WEST MICHIGAN AVENUE
KALAMAZOO MI 49007

13-255-040
CTC PROPERTIES INC
FRANK'S NURSERY & CRAFTS #35
6399 EAST NEVADA
DETROIT MI 48234

13-180-033

OSHTMO LTD DIV HSY ASSN
600 WEST ST JOSEPH STREET
LANSING MI 48933

13-255-040
OCCUPANT
5474 WEST MAIN
KALAMAZOO, MI 49009

13-180-035

MAPLE REALTY
5622 WEST MAIN
KALAMAZOO MI 49009

13-255-050
FORBES-COHEN PROPERTIES
MCDONALD'S CORPORATION
P O BOX 66207
CHICAGO IL 60666

13-180-039

TWO SQUARED DEVELOPMENT
WENNON ROBERT
425 WEST MICHIGAN AVENUE
KALAMAZOO MI 49007

13-401-010
GLR MICHIGAN #2 LIMITED PART
1540 SOUTH HOLLAND-SYLVANIA
MAUMEE OH 43537

13-401-010
OCCUPANT
5431 WEST MAIN
KALAMAZOO, MI 49009

13-401-020
VANDOMELEN WILLIAM
WENDY'S
4613 WEST MAIN
KALAMAZOO MI 49009

13-401-020
OCCUPANT
5455 WEST MAIN
KALAMAZOO, MI 49009

13-401-030
CONCORD REAL ESTATE LIMITED
3020 CHARLEVOIX DRIVE SE
GRAND RAPIDS MI 49546

13-401-030
OCCUPANT
5481 WEST MAIN
KALAMAZOO, MI 49009

13-401-070
BRE LLC
RUSS' RESTAURANT
390 EAST 8TH STREET
HOLLAND MI 49423

13-401-070
OCCUPANT
5519 WEST MAIN
KALAMAZOO, MI 49009

13-401-082
PENTECOST JOE D
6046 SOUTH CEDAR SUITE C
LANSING MI 48911

13-401-082
OCCUPANT
5601 WEST MAIN
KALAMAZOO, MI 49009

13-405-020
WALNUT WOOD OF MI LLC
(GOLF RIDGE)
2012 28TH STREET SE
GRAND RAPIDS MI 49508

13-205-050
BRONSON PROPERTIES CORP
ONE HEALTHCARE PLAZA
KALAMAZOO MI 49007

13-205-050
OCCUPANT *Returned*
1430 BRONSON WAY
KALAMAZOO, MI 49009

12-380-010
FRAYS AW & HELEN
COLE THOMAS
807 BOSWELL LANE
KALAMAZOO MI 49006

12-455-016
BRONSON PLACE CARE CENTER INC
ONE HEALTHCARE PLAZA
KALAMAZOO MI 49007

12-455-016
OCCUPANT *Returned*
1430 BRONSON WAY
KALAMAZOO, MI 49009

12-455-017
BRONSON PROPERTIES CORP
ONE HEALTHCARE PLAZA
KALAMAZOO MI 49007

12-455-017
OCCUPANT
1700 BRONSON WAY
KALAMAZOO, MI 49009



7275 W. MAIN STREET, KALAMAZOO, MI 49009-933-
616-375-4260 FAX 375-7180 TOD 375-7191

SITE PLAN REVIEW APPLICATION

Date: 3-26-97 Present Zoning: C Fee: 500⁰⁰ Check # 52962

Land Owner: Including the names & addresses of any officers of a corporation or partners of a partnership). Documentation is required.

Consumers Energy Company d/b/a Consumers Power
Company

Person Making Request: Josephine J VanEpps (for) Consumers Energy Company

Address: 1945 W Parnall Road, Jackson, MI 49201 Phone: 517-788-1678

Interest In Property: Fee Owner

Size of Property Involved: _____

Legal Description of Property Involved: See attached Deed

General Description of the Proposed Development: Construct 12x20x10 control building to house electrical equipment at our existing Drake Road Substation.

List Supporting Documents attached to the application, if any: Property Plan

1112-G4, Sheet 1G, Control House Elec Layout Dwg # 1112-G34, Sheet 1, Photograph of typical control building.

I, the undersigned, acknowledge that approval of this site plan constitutes an agreement with the Charter Township of Oshtemo, that all improvements opened in strict compliance with the approved or conditions imposed, and shall be specified under Site Plan Review.

CHARTER TOWNSHIP OF OSHTEMO
7275 W. MAIN STREET
KALAMAZOO, MI 49009
616-375-4260

3/26/97 JF

Josephine J VanEpps
Owner/Agent
Josephine J VanEpps, Technical Analyst
Zoning & Permits

052363 SITE PLAN/CONSUMERS 500.00
TOTAL PAID 500.00

THANK YOU

Consumers Power

3905-13-330-020	Consumers	
13-330-010	Mink Hwy.	
13-401-082	Pentecost	
092	Che Chi's	
102	MOA	
13-405-030	Ell's	
13-180-010	Consumers (Dup)	No 0
028	Carlos Murphy's	
034	" "	No 0
035	Maple Realty	
040	Royal	
24-128-010	Consumers (Dup)	No 0
24-135-010	Ell's (Dup)	No 0

Josephine J. VanEpps
Consumers Energy Company
1945 W. Parnall Road
Jackson, MI 49201

13-401-102

MOA PORTFOLIO I LTD
701 LEE STREET SUITE 1000
DES PLAINES IL 60016

13-401-102

OCCUPANT
618 MAPLE HILL DRIVE
KALAMAZOO, MI 49009

13-330-020

CONSUMERS POWER COMPANY
ATT R J TREVILLIAN
2400 WEISS STREET
SAGINAW MI 48602

13-405-030

ELKS LODGE NO 50
5303 WEST MAIN
KALAMAZOO MI 49009

13-330-010

MICHIGAN STATE HWY DEPT
1501 EAST KILGORE ROAD
KALAMAZOO MI 49001

13-180-028

EDC CO OF KAL (TWO SQ DEV)
CARLOS MURPHYS *Returned*
4725 N SCOTTSDALE ROAD STE 350
SCOTTSDALE AZ 85251

13-401-082

PENTECOST JOE D
6046 SOUTH CEDAR SUITE C
LANSING MI 48911

13-180-028

OCCUPANT
5650 WEST MAIN
KALAMAZOO, MI 49009

13-401-082

OCCUPANT
5601 WEST MAIN
KALAMAZOO, MI 49009

13-180-035

MAPLE REALTY
5622 WEST MAIN
KALAMAZOO MI 49009

13-401-092

CHI CHI'S INC #0019
2701 ALTON AVENUE
IRVINE CA 92714

13-180-040

ROYAL PETROLEUM INC
PO BOX 408
MT PLEASANT MI 48858

13-401-092

OCCUPANT
5609 WEST MAIN
KALAMAZOO, MI 49009

13-180-040

OCCUPANT
5658 WEST MAIN
KALAMAZOO, MI 49009