

NOTICE

The regular meeting of the Grand Ledge Zoning Board of Appeals will be held on **Thursday, July 16, 2015** at the Grand Ledge City Hall, 310 Greenwood Street, at **7:00 p.m.** City Hall's phone number is 627-2149. Individuals with disabilities requiring auxiliary aids or services and planning to attend City meetings/hearings should write or call in advance and inform the City Administrator.

AGENDA

1. Call to Order
2. Approval of the Agenda
3. Approval of minutes for regular meeting held on April 16, 2015

Business From the Floor

4.

New Business

5. Variance Request – Ground Sign Height, Number of Wall Signs – Gas Station Pump Sign Area – 720 S. Clinton Street

Other Business

6. Comments from the Zoning Administrator
7. Comments from the Chairman
8. Comments from Council Representative
9. Adjournment

**CITY OF GRAND LEDGE
ZONING BOARD OF APPEALS**

Minutes from Regular Meeting held on April 16, 2015

Call to Order

Chairman Ron Graber called the Zoning Board of Appeals meeting to order at 7:00 p.m.

Pledge of Allegiance

Ben Tobias led the members in the pledge of allegiance

Attendance

Members present: Ron Graber, Ben Tobias, Ben Cwayna, Ray Evert, Dave Whaley & Lynne MacDowell. Absent: Tim McClung, Tom Nelson & Carol Weigel. Also present: Zoning Administrator, Susan Stachowiak, City Administrator & Council Representative, Chris Bartholomew.

Approval of Agenda

Mr. Tobias made a motion, seconded by Mr. Cwayna to approve the agenda as printed. On a voice vote (6-0), the motion carried unanimously.

Approval of Minutes

Ms. MacDowell made a motion, seconded by Mr. Whaley to approve the minutes from the meeting held on December 18, 2014, as printed. On a voice vote (6-0), the motion carried unanimously.

Business from the Floor - None

NEW BUSINESS

Variance Request – Front & Rear Yard Setbacks – 950 W. Jefferson Street

Ms. Stachowiak stated that this is a request by Grand Ledge Comet Mini Storage, LLC for zoning variances to permit the construction of three new storage buildings at 918 W. Jefferson Street. The proposed buildings would have front yard setbacks of 20 feet and rear yard setbacks of 10 feet. Article XVI of the Zoning Ordinance requires a 30 foot front yard setback and a 20 foot rear yard setback for buildings on the subject property. Variances of 10 feet to the front yard setback requirement and 10 feet to the rear yard setback requirement are therefore, being requested.

Ms. Stachowiak stated that staff is recommending approval of the variance requests. She said that the proposed buildings will be directly in line with the other buildings that are currently located on the site. Ms. Stachowiak said that since the primary intent of setback regulations is to establish a uniform development pattern, the proposed variances will not be contrary to the intent of the Zoning

Zoning Board of Appeals Minutes

April 16, 2015

Page 2

Ordinance. Ms. Stachowiak said that said that the variances are unique to the property in question which is uncommonly shallow in comparison to most other sites in the City. She also said that the site is situated between W. Jefferson Street and the railroad tracks and therefore, the applicant cannot obtain any additional property to increase the depth of the site.

Mr. Graber opened the public hearing.

Ron Maguire, Grand Ledge Comet Mini Storage, LLC, 414 S. Clinton Street, spoke in support of his request. He stated that the new buildings will be in line with the existing buildings on the site. He also said that the shallow depth of the lot prevents reasonable construction on the lot without variances to the setback requirements.

Seeing no one else wishing to speak, Mr. Graber closed the public hearing.

Mr. Graber asked if the shed at the north end of the site will be removed.

Ms. Stachowiak said that it will have to be removed.

Mr. Tobias asked if Mr. Maguire has any required approvals from the State or Federal government with respect to the close proximity of the new buildings to the railroad tracks.

Mr. Maguire said that all necessary approvals have been obtained.

Mr. Tobias asked about the materials that will be used for the new buildings.

Mr. Maguire said that they will be steel buildings and will be consistent with the appearance of the existing buildings on the site.

Mr. Tobias made a motion, seconded by Mr. Evert, to approve a variance to permit the construction of 3 new storage buildings on the property at 950 W. Jefferson Street that would have front yard setbacks of 20 feet and rear yard setbacks of 10 feet, based upon the findings of fact as detailed in the staff report, and to give immediate effect to the approval of the variances at 950 W. Jefferson Street, as necessary for the preservation of property and hereby certified on the record. On a roll call vote (6-0), the motion carried unanimously.

Variance Request – Side Yard Setback –222 W. River Street

Ms. Stachowiak stated that this is a request by Robert & Lynda Jones for a zoning variance to permit the construction of a carport on the west side of the existing house at 222 W. River Street. Section 220-64(F) of the Zoning Ordinance requires a setback of 3 feet to the side property line for carports. The proposed carport would have a side yard setback ranging from 1 foot, 8 inches at the northwest

Zoning Board of Appeals Minutes

April 16, 2015

Page 3

corner of the carport to 0 feet, 0 inches at the southwest corner of the carport. A variance of 1 foot, 2 inches to 3 feet is therefore, being requested.

Ms. Stachowiak stated that staff is recommending approval of the variance request. She said that the primary intent of setback regulations is to establish a uniform development pattern along roadways and to provide for adequate space around structures for maintenance purposes. In this case, the proposed carport will not extend any closer to the front property line than the front wall of the house and will be completely open on both sides so that it will not prevent the applicant from being able to maintain the grounds between the carport and the side property line. Therefore, the proposed variance will not be contrary to the intent and purpose of the Zoning Ordinance.

Ms. Stachowiak stated that there is a substantial grade change on the east side of the house that would make development of a garage extremely difficult in that area without a great deal of filling to level off the property. She said that this would cause an unnecessary hardship on the applicant. Ms. Stachowiak also said that if a garage were to be constructed on the east side of the house, it would block the view of the Grand River for the home owners on the south side of River Street.

Ms. Stachowiak stated that the next door neighbor to the west at 228 W. River Street, Terry Braun, has submitted a letter asking that the Board table the variance request until he returns to Michigan at the end of May. She said that the City has provided the required notice to all property owners within 300 feet of 222 W. River Street. Ms. Stachowiak said that it would not be appropriate to delay action on this request for 2 months. She said that the owner of the property at 228 W. River has listed several concerns in his letter, all of which should be satisfied by the fact that it is an open carport and therefore, the only thing that will actually be encroaching into the side yard setback are the 2 posts. She said that the storm water run-off will be controlled by gutters and Mr. Braun is not supposed to be piling snow on his neighbor's lot anyway or going on his lot to pave the driveway.

David Jones, 222 W. River Street, spoke in support of his request.

Mr. Graber said that it would be very expensive to build up the grade on the east side of the lot and a garage in that location would negatively impact the neighbors on the south side of River Street. He asked about the roof-line of the structure and the drainage.

Mr. Jones said that it will be a pitched roof and the water run-off will be controlled by gutters. He said that the proposed carport will be consistent with the architecture and character of the house which was built in 1875. He also said that the neighbor at 228 W. River has been using about 4 feet of his property for parking. Mr. Jones stated that the carport will be open on the east, west and south sides but will have fencing along the west side to protect the cars that will be parked in the carport.

Ms. MacDowell said that the amount of fill required to build up the grade on the east side of the house to build a carport or garage in that location may not even be allowed by the DNR or DEQ.

Mr. Graber said that since the sides of the carport will be open, it should not have any negative impacts on the adjoining property owner to the west.

Zoning Board of Appeals Minutes

April 16, 2015

Page 4

Mr. Cwayna made a motion, seconded by Mr. Tobias to approve a variance to permit the construction of a carport on the west side of the houses at 222 W. River Street that would have a side yard setback ranging from 1 foot, 8 inches at the northwest corner of the carport to 0 feet, 0 inches at the southwest corner of the carport, based upon the findings of fact as detailed in the staff report, and to give immediate effect to the approval of the variance at 222 W. River Street, as necessary for the preservation of property and hereby certified on the record. On a roll call vote (6-0), the motion carried unanimously.

OTHER BUSINESS

Comments from the Zoning Administrator - None

Comments from the Chairman

Mr. Graber stated that he likes the recommended motions being typed up and written in a way that they can be read in the first person. He said that the Board does not have to agree with the motion and can vote no on it but it is helpful to have it written out.

Mr. Graber said that as the Chairman of the ZBA, he is also a member of the Planning Commission. He said that the Planning Commission recently recommended approval of Phase 1 of an expansion of Meadow Woods Subdivision but as site condominiums, rather than a subdivision. Mr. Graber said that there will be 5 more phases to the development. He stated that there were 79 people at the public hearing on this project, although some of them were there for another project, and they expressed many concerns and asked a lot of questions about the project. Mr. Graber said that the City staff put together a written response to all of the questions and concerns that were raised at the public hearing and the project was approved by the City Council this past Monday.

Mr. Graber said that the Planning Commission is in the process of reviewing a site plan and special land use permit request for a new Speedway gas station on the site of the former Family Fare supermarket. He said that the original Family Fare building would be preserved and would be converted to a multiple suite retail building. The addition that was put on to the building several years ago, including the loading dock on the south side of the building, would be removed. Mr. Graber said that there will be an 8 foot high fence along the west property line north of the retail building to shield the parking lot for the neighbors to the west. He stated that the applicant is proposing an above-ground detention basin on the north side of the site because the Michigan Department of Transportation will not allow them to continue draining to M-100. He said that the Commission has many concerns about the detention basin and therefore, the plans for Speedway have been tabled until an alternative solution to the storm drainage matter can be worked out.

Ms. Stachowiak stated that Speedway has agreed to install underground detention.

Mr. Graber said that the Planning Commission continues its efforts to update the Zoning Ordinance. He said that the Council is reviewing some of the ordinance amendments that have been

Zoning Board of Appeals Minutes

April 16, 2015

Page 5

recommended for approval by the Commission. Mr. Graber said that the amendments have involved lighting, bike racks, landscaping and the storage of recreational vehicles.

Comments from Council Representative

Councilmember Bartholomew said that the new City Administrator is young, strong, ambitious and doing a great job for the City. She said that he has made the City as transparent as possible by updating the City's website to include as much information as possible. She thanked Ms. Stachowiak for the work she did on the Meadow Woods project in an effort to address the questions and concerns raised at the Planning Commission public hearing. She said that the most important thing was to make it clear that the City cannot deny something if it complies with the Ordinance requirements.

Councilmember Bartholomew stated that she appreciates Mr. & Mrs. Jones efforts to construct the carport in a location where it will not impact the view of the Grand River for their neighbors. She said that she and her husband took that into account when they have made changes to their property as well.

Councilmember Bartholomew thanked the Board for their service to the City. She said that their work is very important to the City, even though they do not meet very often. She also said that if the Board has any concerns, please let her or the City Administrator know and they will be happy to respond.

Comments from Board Members

Mr. Whaley said that there is an "s" on the end of house in the staff report for 222 W. River Street. He also said that Mr. Tobias said "construction building" rather than "storage buildings" when making his motion on the approval for the variances at 950 W. Jefferson Street.

Ms. Stachowiak said that she would make the necessary corrections.

Mr. Graber suggested sending a letter to Mr. Braun letting him know that his letter was received and advising him of the outcome of the variance.

Mr. Cwayna said that the Board's decision was not impacted by the fact the no one was present to represent Mr. Braun.

Adjournment - Mr. Graber adjourned the meeting at 7:45.

Respectfully submitted,

Susan Stachowiak
Zoning Administrator

Ben Tobias, Secretary
Zoning Board of Appeals

**CITY OF GRAND LEDGE
STAFF REPORT
VARIANCE REQUEST**

TO: Zoning Board of Appeals

FROM: Susan Stachowiak
Zoning Administrator

DATE: July 8, 2015

APPLICANT: Speedway LLC
8902 Vincennes Circle, Suite E
Indianapolis, IN 46268

LOCATION: 720 S. Clinton Street

ZONING: B-1, Highway Service District

EXISTING LAND USE: Former Family Fare/Felpausch Parking Lot – Site Plan approved for new Speedway Gas Station

ADJACENT ZONING: N: B-1, Highway Service District
S: B-1, Highway Service District
E: B-1, Highway Service District
W: B-1, Highway Service District

SURROUNDING LAND USES: N: Vacant Commercial Land
S: Meijer Store/Gas Station
E: Rite Aid/Family Video
W: Former Family Fare/Felpausch Building – future multi-tenant retail building

REQUEST

This is a request by Speedway LLC for variances to Sections 220-78(J), (1)(b), (3) & (4) of the Zoning Ordinance. These Sections permit a maximum height of 6 feet for ground signs, a maximum of 2 wall signs and a maximum of 2 square feet for signs affixed to gas station pumps. The applicant recently received approval from the City Council to construct a new gasoline station at 720 S. Clinton Street (former Family Fare Supermarket). As part of the project, the applicant is proposing to have 2 ground signs that would each be 7 feet, 9 inches in height, 4 wall signs on the canopy and 8.5 square foot signs on the gas station pumps. Variances of 1.75 feet to the height limitation for ground signs, 2 to the allowable number of wall signs and 6.5 square feet to the allowable square footage for signs on gas station pumps are therefore, being requested.

Staff Report
Variance – 720 S. Clinton Street
Page 2

Permitted	Requested	Variance
6 foot high ground sign	7 feet, 9 inches	1 foot, 9 inches
2 wall signs	4 wall signs	2 wall signs
2 sq. ft. pump signs	8.5 sq. ft.	6.5 sq. ft.

CRITERIA

- (1) The Zoning Ordinance establishes the following basic criteria, all of which must be satisfied before a variance can be approved:
- (a) **Will not be contrary to the public interest or to the intent and purpose of this chapter.**

The intent of the sign regulations as stated in the Zoning Ordinance is:

“The purpose of this section is to permit and regulate outdoor signs of all types in all zoning districts. The regulation of outdoor signs is intended to enhance the physical appearance of Grand Ledge, to preserve scenic and natural beauty and to create a climate that is attractive to business. It is further intended by the provisions of this chapter to improve traffic safety by avoiding sign distractions and the "canceling out" effect of conflicting overlapping signs.”

While the intent of the sign ordinance is to limit the number of wall signs in order to minimize visual clutter, the ordinance also recognizes the need for adequate signage as an important marketing tool for commercial businesses. The sign ordinance seeks to meet the marketing needs of the businesses while still protecting the aesthetic environment. Another goal of the sign ordinance is to eliminate potential traffic hazards. While excessive signage can cause distractions for drivers, too little signage can also be hazardous as signs are a necessary tool that drivers depend on for identification purposes.

In this case, the ordinance allows one wall sign on each wall with road frontage so that the business is easily identifiable to motorists. The future Speedway Station will have frontage on both Saginaw and S. Clinton which means that one wall sign is permitted on the east wall of the building/canopy and one on the south wall/canopy. Through the use of joint driveways, parking lot connections, shared storm water facilities, etc., the future Speedway station is designed to function as one site with the future retail building to the west and even the Cedar Village Shopping Center to its west. As evidenced by the attached site plan, while the

west building/canopy façade will not have “road frontage” as required by the ordinance for a wall sign, it will face the internal drives which essentially function as private roads. In addition, the site is located a great distance from the north property line of the site and traffic enters the site from a drive north of the building on S. Clinton Street. Therefore, unlike most businesses, the Speedway station will have customers accessing it from all directions of the site which make the additional wall signs necessary from a customer identification standpoint and not contrary to the intent of the ordinance.

The current sign ordinance regulating the allowable height and square footage for ground signs in the “B-1” Highway district went into effect on January 1, 1997. Sign that date, all new signs within the “B-1” district are in compliance with the sign ordinance. There have been a few variance requests for larger and taller ground signs in this district, most of which occurred within a few years after the ordinance went into effect, and all of which have been denied. This included requests from Rite Aid, Family Video, Walgreens and Auto Zone. Since there is nothing unique about the subject property that would warrant a variance to allow a taller ground sign, approval of such a variance would set a precedent for future requests to vary the sign ordinance. Such a precedent would render the existing sign ordinance provision regulating ground signs in the “B-1” district meaningless, thus opening up the ordinance for a sign pattern that is completely contrary to the intent and purpose of the ordinance as quoted above.

With respect to the request for an additional 6.5 square feet of signage on the pump islands, there is nothing unique about the subject property that would warrant a variance from this standard. However, the signs will be located far enough away from the roads so that they are not readable or even noticeable except to motorists already on the site. Since the additional square footage will not be contrary to the intent of the ordinance, which is to limit signage in order to reduce visual clutter along the streetscapes, denial of the variance would cause an unnecessary hardship for the applicant.

- (b) Shall not permit the establishment within a district of any use which is not permitted by right within that zone district, or any use or dimensional variance for which a conditional use permit or a temporary use permit is required.**

Not applicable.

- (c) Will not cause a substantial adverse effect upon property values in the immediate vicinity or in the district in which the property of the applicant is located.**

There is no evidence that the requested variances will adversely impact property values in the area. However, since there is nothing unique about the subject property that would warrant relief from the sign ordinance relative to the additional ground sign height, approval of that variance would result in future request to permit taller ground signs than what is permitted by ordinance, thus creating an environment that is contrary to the intent and purpose of the ordinance regulating ground signs.

- (d) Is not one where the specific conditions relating to the property are so general or recurrent in nature as to make the formulation of a general regulation for such conditions reasonably practical.**

In order to preserve an ordinance standard, there must be something sufficiently unique about a particular parcel of land to differentiate it from a claim that could be made for most other parcels of land. Correspondingly, the variance must be based on more than a matter of mere preference. In this case, there is nothing unique about the subject property that sets it apart from any other property in the “B-1” Highway Service District that would warrant a variance to the height limitation for a ground sign. The site is perfectly rectangular, complies with the minimum lot width requirement, there is no uneven topography on the site or any other unique factor that would make compliance with the ordinance provision impractical for the applicant. Furthermore, since the property is a corner lot with more than 200 feet of frontage on each street (Clinton & Saginaw), it is permitted 2 ground signs so that it has adequate identification from all directions on S. Clinton and E. Saginaw Highway.

As described under item “a” above, the circumstances of the request for additional wall signs are based on the new Speedway building being part of a larger development, all being accessed by two driveways with interior access drives and parking lot connections providing the primary means of access to the businesses. Although there are a couple of fairly similar situations in the city, the compilation of all of the factors surrounding this request for additional walls is unique to the property in question.

With respect to the variance for additional sign area on the gas pumps, while there is nothing particularly unique about the property that represents a practical difficulty in complying with the ordinance, approval of the variance would not be contrary to the intent and purpose of the ordinance since the signs are only visible to customers already on the site. In other words, it will have no effect on the “physical appearance” of Grand Ledge.

- (e) Will relate only to property that is under control of the applicant.**

All of the proposed signs will be located entirely within the confines of the applicant’s property.

Staff Report
Variance – 720 S. Clinton Street
Page 5

Based upon this evaluation, the applicant's request for a variance to the sign ordinance with regard to the height of the ground sign does not comply with the basic criteria listed above. Therefore, the following special criteria does is not applicable. However, a case could be made that the request for the additional wall signs and the pump island signs can comply with item (b) listed below.

- (2) **When all of the foregoing basic conditions can be satisfied, the ordinance establishes the following special conditions for further evaluation before granting a variance. The ordinance states that a variance may be granted when any one of the following special conditions can be clearly demonstrated.**
- (a) **Where there are practical difficulties or unnecessary hardships which prevent carrying out the strict letter of this chapter. These hardships or difficulties shall not be deemed economic, but shall be evaluated in terms of the use of a particular parcel of land.**
- (b) **Where there are exceptional or extraordinary circumstances or physical conditions such as narrowness, shallowness, shape, or topography of the property involved, or to the intended use of the property, that do not generally apply to other property or uses in the same zoning district. Such circumstances or conditions shall not have resulted from any act of the applicant subsequent to the adoption of this chapter.**

Staff is of the opinion that item (b) above can be satisfied in regards to the requested wall sign and pump station variances for 720 S. Clinton Street. The unnecessary hardship involves the layout of the property as described above. In short, although the north and west walls of the proposed building/canopy at this location will not have "road frontage", the gas station will be accessed via driveways that are located north and west of the building which puts the applicant at a disadvantage for signage purposes. Also, since the signs on the pump stations will not be readable to off-site traffic, the additional square footage will not be contrary to the intent and purpose of the ordinance which is preserve the aesthetic appearance of commercial corridors by restricting signs in order to reduce visual clutter. Since the variances for the wall signs and pump station signs are not contrary to the intent and purpose of the ordinance, denial of the variances could create an unnecessary hardship on the applicant.

RECOMMENDATION

Staff recommends approval of the variance request by Speedway, LLC for a variance of 2 to the allowable number of wall signs and 6.5 square feet to the allowable area for signs located on the gasoline station pumps at 720 S. Clinton Street, based upon the findings of fact as detailed in this staff report, and to give immediate effect to the approval of the variances at 720 S. Clinton Street, as necessary for the preservation of property and hereby certified on the record.

Staff Report
Variance – 720 S. Clinton Street
Page 6

Staff further recommends denial of the variance request of 1 foot, 9 inches to the height limitation for a ground sign at 720 S. Clinton Street, based on the findings of fact detailed in this staff report.

Respectfully submitted,

Susan Stachowiak
Zoning Administrator

Kalmin D. Smith
Mayor



Jon Bayless
City Administrator

City of Grand Ledge
310 Greenwood St. (517) 627-2149 - Phone
Grand Ledge MI 48837 (517) 627-9796 - Fax
grand-ledge.com

Variance Application

For Office Use Only

Fee Paid _____

Date Received: _____

Applicant(s) Speedway LLC (Michael Bergman - Representative of Speedway LLC)

Address 8902 Vincennes Circle, Suite E
Indianapolis, IN 46268

Daytime Phone 317-833-1221

Evening Phone 937-206-9605

Interest in Property (check one)

Owner

Represent Owner

Other _____

Option to buy

Lessee

Complete address of property requested to be reviewed 720 S. Clinton Street

Owner Name(s) John Kello (Landmark Commercial Real Estate Services)

Address 27995 Halsted Road, Suite 150
Farmington Hills, MI 48331

Daytime Phone 248-488-2620

Evening Phone _____

Legal Description (indicate attached if needed): See attached

Lot size: Width max 264' Length max 396' Area 2.08 acres

Current zoning: B-1 Highway Service District

Proposed use of property Speedway Gasoline Service Station

City of Grand Ledge
310 Greenwood St. (517) 627-2149 - Phone
Grand Ledge MI 48837 (517) 627-9796 - Fax

grand-ledge.com

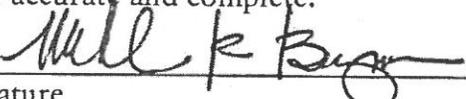
Estimate the following:

- General traffic volume 1,139 ADT for 7 dispensers
- Total population increase N/A
- Population per acre N/A
- Hours of operation 24 hours
- Total number of employees 5 EMPLOYEES DURING PEAK SHIFTS
- Total building area proposed 3,900 sf
- Parking spaces 40 spaces

Petition must include photographs of the property, copies of any other required permits and a site plan, as follows:

- Drawn to a scale of at least 1"=100'
- Existing and proposed structures (buildings, trash receptacles, landscaping, etc.)
- Existing and proposed parking areas and driveways
- Existing and proposed roads, easements and other access points
- Flood plain elevations, if applicable N/A
- Zoning classifications of all abutting land within 300 feet

I stipulate and understand the site plan review, if approved by the City of Grand Ledge, does not guarantee I may proceed with the proposed development. I understand there may be additional permits required to meet trade codes and other governmental requirements, and I understand the City of Grand Ledge does not have any power or authority over these additional permits. I certify the statements made and the information provided in this site plan review application are true, accurate and complete.

Signature  Date MAY 21, 2015

Required Reviews

	Approve Petition	Deny Petition	Initials
<input checked="" type="checkbox"/> Zoning Administrator	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> Planning Commission	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> Building Official	<input type="checkbox"/>	<input type="checkbox"/>	_____



402 2nd Street SE, Suite 310
Canton, Ohio 44702-1174
(330) 451-0975
www.cesoinc.com

May 21, 2015

Zoning Board of Appeals
City of Grand Ledge
310 Greenwood Street
Grand Ledge, MI 48837

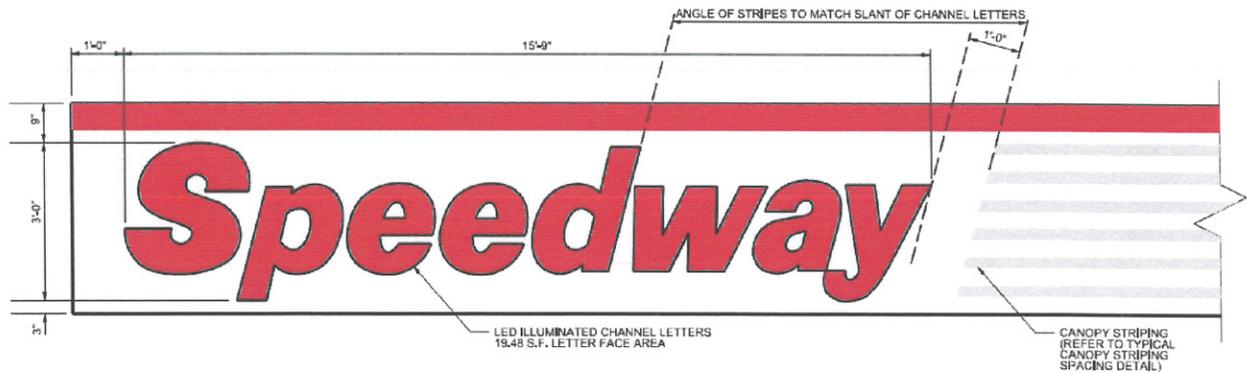
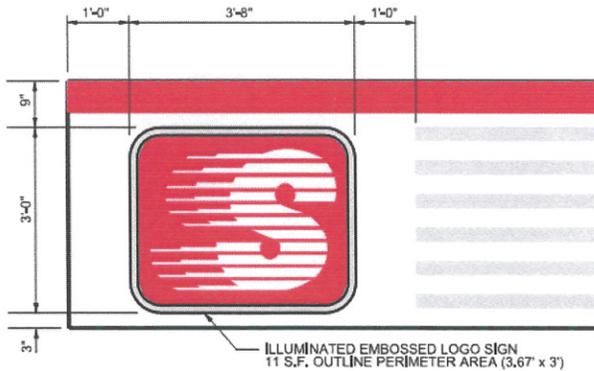
RE: Speedway #100557 – Grand Ledge, MI – Variance Requests

To Whom It May Concern:

Speedway is requesting that the City of Grand Ledge grant the following variances to the City of Grand Ledge Code of Ordinances for its proposed convenience store proposed at the intersection of M-100 and M-43. They are outlined as follows:

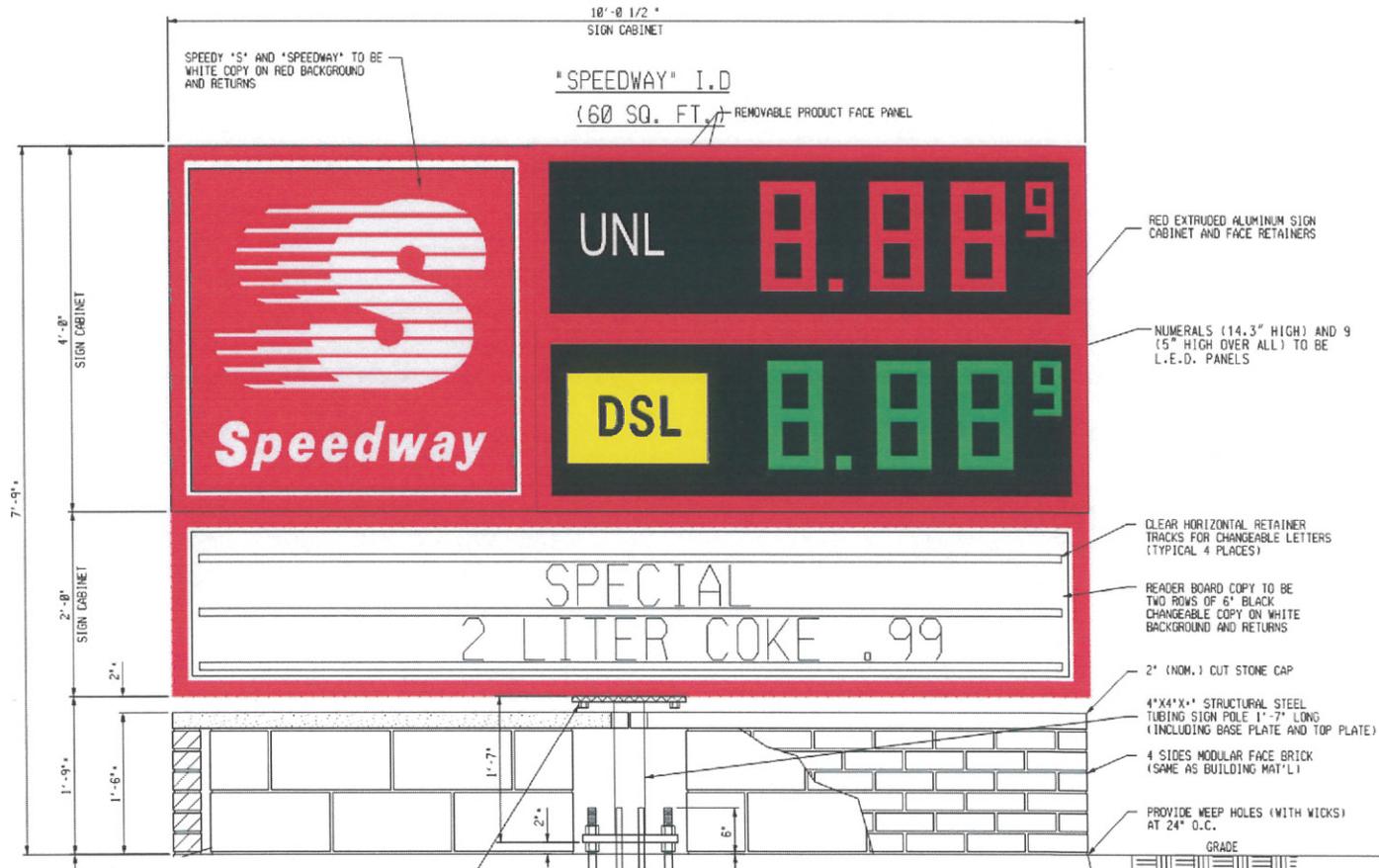
Canopy Signage Variance:

This variance is to allow for two “S” button canopy signs on the north and south sides of the canopy and to allow for two “Speedway” channel letter signs on the east and west sides of the canopy.



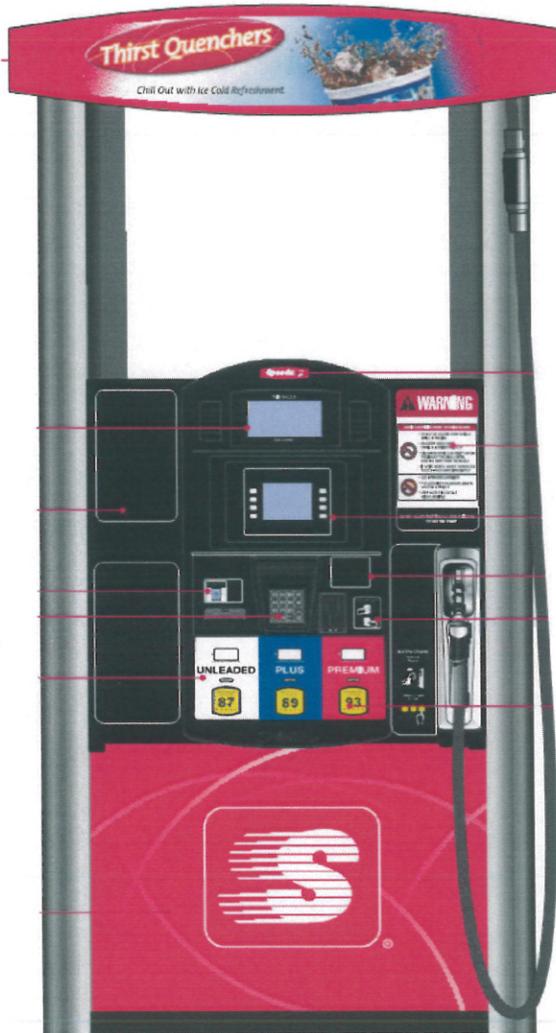
Ground Mount Signage Height Variance for two signs:

This variance is to allow for an exception to the height restriction on the ground mount signage permitted in section 220-78.J.1.b of the City of Grand Ledge Zoning Ordinance. The ordinance requires ground mount signs to be a maximum of 6' in height. The standard 60 SF Speedway ground signage panel is 6' tall and the masonry base of the sign is 1'-9" tall for a total of 7'-9" in height.



Dispenser Graphic Variance:

This variance is to allow for an exception to the permitted accessory signage per gasoline pump. Per section 220-78.J.4 of the City of Grand Ledge Zoning Ordinance automobile service stations shall be permitted to provide one additional accessory sign per gasoline pump, affixed to each pump and not more than two square feet in area. Speedway is requesting to allow an 8.5 sf valance sign (85.5" x 14.25") on the top of the dispenser and a 10.5 sf door skirt (54" x 28") sign on the bottom of the dispenser.



We thank you for considering these variance requests, and look forward to further discussion about how Speedway's development will have a positive impact on the community.

Sincerely,

A handwritten signature in black ink that reads "Mandy J. Gauss". The signature is written in a cursive style.

Mandy Gauss, P.E.
Engineering Project Manager

VISUAL STANDARDS

The ENCORE™ S SERIES
w/ eCIM 5.7 Monochrome
1 Grades, 2 Hose / 2 side
with EPP Keypad

SPEEDWAY

Designer:
Mary Sutton
mary.sutton@gilbarco.com
336-547-5587

Date:
08/22/12

Revision:
A

Music:
NN1

Color Legend



Paint Spec and Bezel Door Color

Paint Spec M06179A104 Contains:

- Upper Housing Top Cover
- Black END 2332 (B0)
- Upper Housing Bottom Cover
- Black END 2332 (B0)
- Inner Column Sheathing
- DuralMax
- One Piece Outer Column Sheathing
- DuraMax
- CD Module Top Cover
- Black END 2332 (B0)
- Base Rail Cover
- Black END 2332 (B0)
- CRIND Door M08486A101002 Contains:**
- Bezel Door
- Black END 2332 (B0)
- Totalizer
- ENS160TG001

Mock Revision Notes

Rev A: Initial mock release

JOB # GR0006871
Approval received:

Gilbarco Inc. Graphics Department will maintain original artwork. Colors are to show likeness only and are not to be used for color matching.
Gilbarco Inc. Confidential: This print is the property of Gilbarco Inc. NC USA. Information herein is confidential and must not be reproduced or released outside Gilbarco Inc. without proper authorization.



Crown Graphic ENS140IG016

2

Brandview Canopy Assembly ENS5010GA386, Decal ENS5010GK386

1



Bezel Door Upper Graphic
ENS120IG001

4b



Main Display ENE020IG001

3



Printer Door Option Keypad ENE0615G001

6

5.7 Monochrome Display Softkey Overlay ENE030IG001

5



EPP Keypad (cannot be altered)

8

Scanner Overlay
ENE060G001

9

TRIND / CSC Cover Overlay
ENE070ZG001

7



Left Nozzle Boot Overlay
ENS1105G001

10a



Right Nozzle Boot Overlay
ENS1103G003

10b



3 Grade Brand Panel ENS0904G034

11

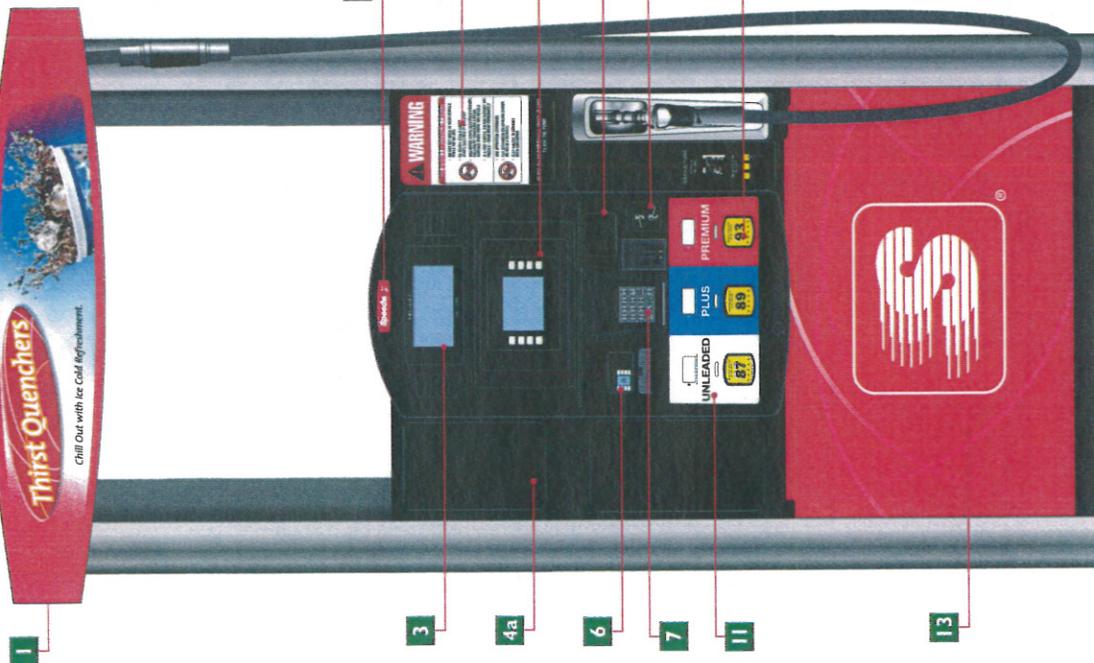


12



Lower Door Assembly EN13001GA863, Decal EN13001GC863

13



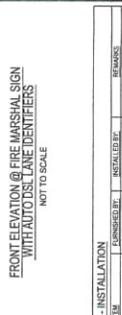
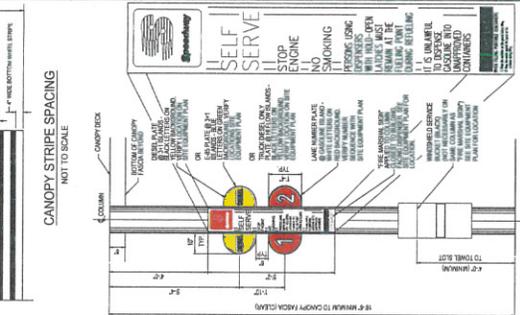
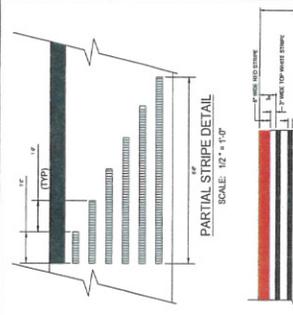
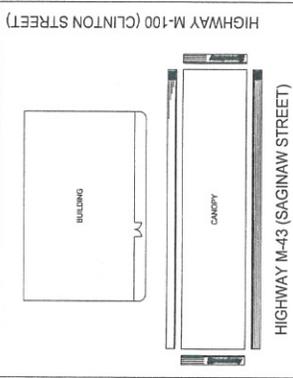
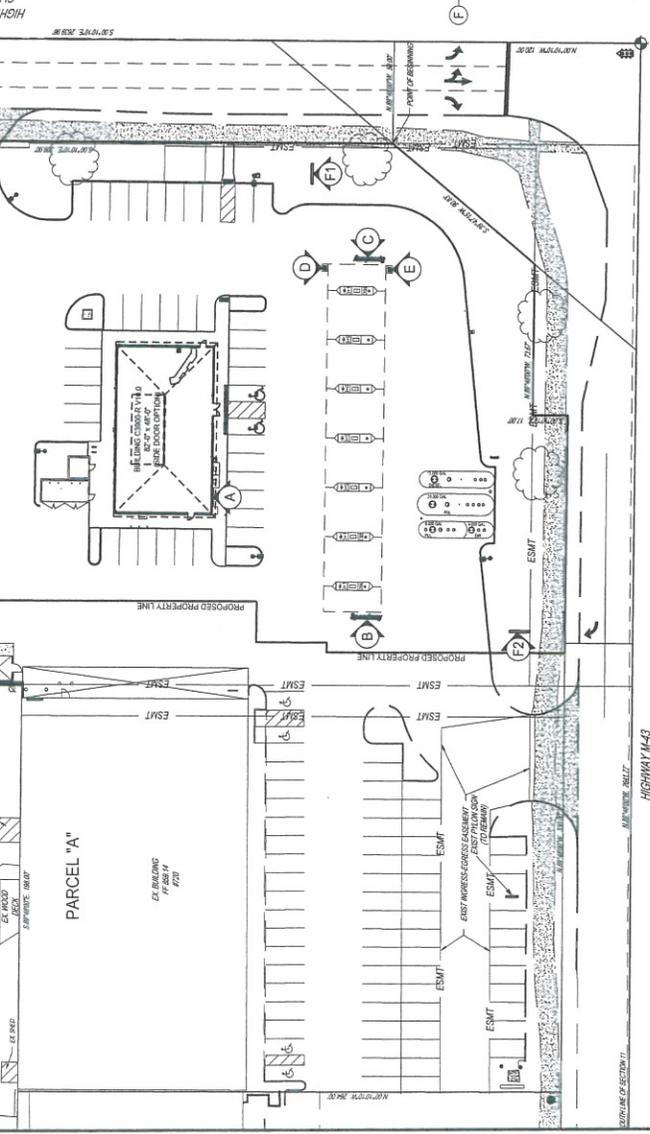
BEFORE YOU DIG
CALL MISS DIG
800-485-5747

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SURVEY PROVIDED BY:
MICKALUCH ENGINEERING, INC.
DATED: 02/13/15

PARCEL "A"
EXIST. BUILDING
FF 889'4"
FF 878'

PARCEL "B"

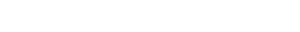
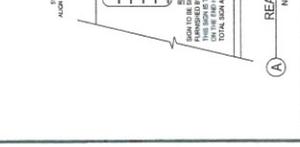
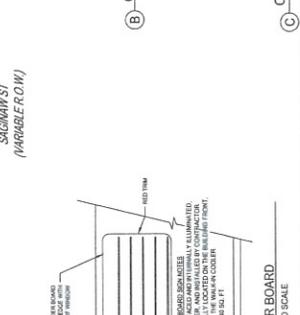
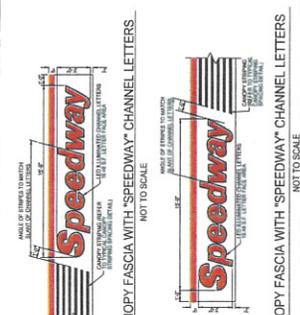
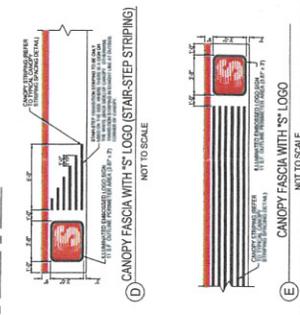


GRAPHICS - INSTALLATION

ITEM	QUANTITY	INSTALLER	REMARKS
1. FIRE MARSHAL SIGN	1	D	SEE SITE COMPLETION PLAN
2. AUTO-ID LANE IDENTIFIERS	1	C	SEE SITE COMPLETION PLAN
3. CANOPY	1	C	SEE SITE COMPLETION PLAN
4. SPEEDWAY SIGN	1	C	SEE SITE COMPLETION PLAN
5. LETTERS	1	V	ELECTRICAL BY CONTRACTOR
6. CHANNEL LETTERS	1	V	ELECTRICAL BY CONTRACTOR
7. STAIR-STEP STRIPING	1	D	SEE SITE COMPLETION PLAN
8. CANOPY FASCIA WITH 'S' LOGO	1	D	SEE SITE COMPLETION PLAN
9. CANOPY FASCIA WITH 'SPEEDWAY' CHANNEL LETTERS	1	D	SEE SITE COMPLETION PLAN
10. CANOPY FASCIA WITH 'SPEEDWAY' LOGO	1	D	SEE SITE COMPLETION PLAN

CONTRACTOR SHALL REVIEW THE DESIGN PROFESSIONAL'S DRAWINGS FOR CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL CONTACT THE DESIGN PROFESSIONAL IMMEDIATELY WITH ACTUAL FIELD CONDITIONS.

REF. LET.	LOCATION	MESSAGE	ILLUMINATION	DIMENSION	AREA
A	BUILDING WALL	INCL. MESSAGE	ILLUMINATED	8' x 8'	64.0 SF
B	SHORT SIDE (N)	CANOPY - SEE GRAPHICS SECTION FOR LETTERS	ILLUMINATED	48.0 SF	48.0 SF
C	SHORT SIDE (S)	CANOPY - SEE GRAPHICS SECTION FOR LETTERS	ILLUMINATED	48.0 SF	48.0 SF
D	LONG SIDE (E)	CANOPY - SEE GRAPHICS SECTION FOR LETTERS	ILLUMINATED	118.0 SF	118.0 SF
E	LONG SIDE (W)	CANOPY - SEE GRAPHICS SECTION FOR LETTERS	ILLUMINATED	118.0 SF	118.0 SF
F1	SOUTHERN GREENHOUSE EASTERN GREENHOUSE	SEE GRAPHICS SECTION FOR LETTERS	ILLUMINATED	60.0 SF	60.0 SF
F2	SOUTHERN GREENHOUSE EASTERN GREENHOUSE	SEE GRAPHICS SECTION FOR LETTERS	ILLUMINATED	60.0 SF	60.0 SF
FINISHED TOTAL					600.0 SF
GROUND MOUNT TOTAL					200.0 SF
LET TOTAL					200.0 SF



Speedway
SAGINAW AND CLINTON STS.
Eaton, OH 44828

SIGNAGE PLAN & DETAILS
NEW BUILD
730 S CLINTON STREET
EATON COUNTY
GRAND LEDGE, MI

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT INFORMATION

PROJECT NO.	100557
DATE	03/27/15
OWNER	CLINTON STS.
DESIGNER	MICKALUCH ENGINEERING, INC.
CONTRACTOR	CLINTON STS.
PROJECT ADDRESS	730 S CLINTON STREET, EATON COUNTY, MI 48828

100557-SS

PROPOSED LEGEND

---	PROPOSED CURB
---	FENCE
---	STORM SEWER
---	SANITARY SEWER
---	GAS LINE
---	WATER LINE
---	TELEPHONE LINE
---	USE

EXISTING LEGEND

---	EXISTING CURB
---	STORM SEWER
---	SANITARY SEWER
---	GAS LINE
---	WATER LINE
---	TELEPHONE LINE
---	USE

NORMAL STRENGTH CONCRETE PER
CONCRETE REINFORCEMENT
SPEEDWAY STANDARDS

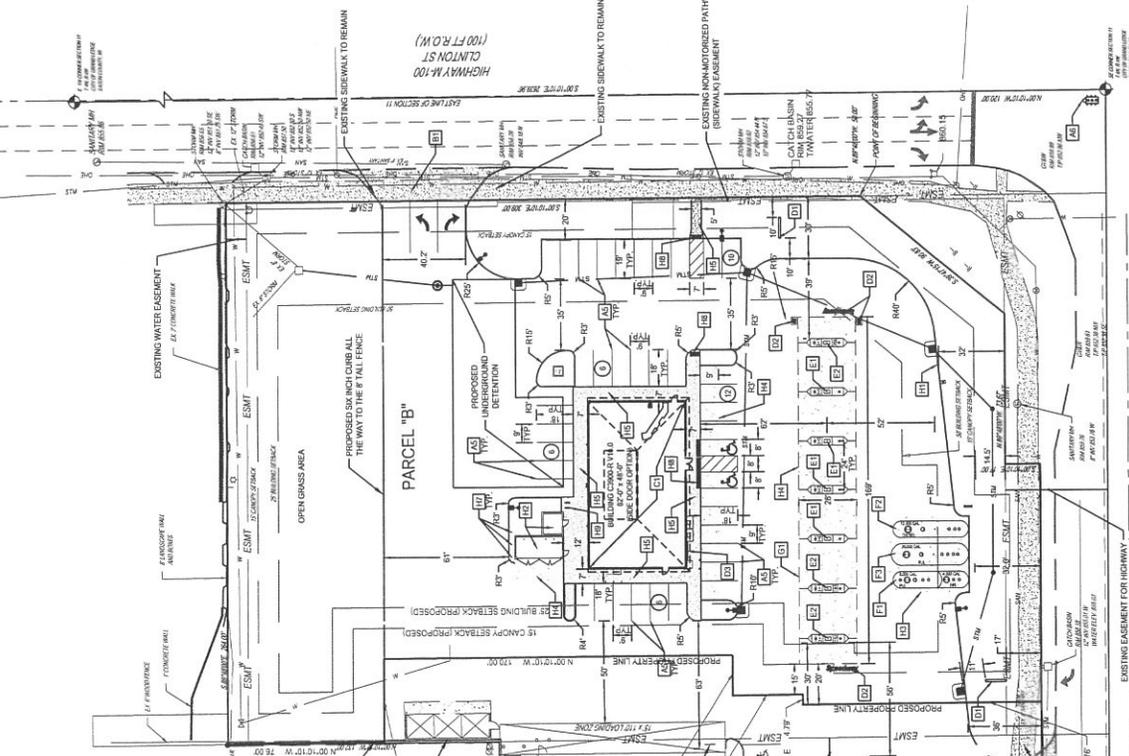


EXISTING LEGEND

---	EXISTING CURB
---	STORM SEWER
---	SANITARY SEWER
---	GAS LINE
---	WATER LINE
---	TELEPHONE LINE
---	USE

NORMAL STRENGTH CONCRETE PER
CONCRETE REINFORCEMENT
SPEEDWAY STANDARDS

NORMAL STRENGTH CONCRETE PER
CONCRETE REINFORCEMENT
SPEEDWAY STANDARDS



GENERAL NOTES

1. ALL UTILITIES OF WORK INCLUDES: BUILDING CANOPY, ELEC. PANELS, TRUNCATED DITCHES AND DITCHES, AND SIDEWALKS.
2. TRACK LAYOUT HAS BEEN OBTAINED FROM THE SITE TO CORRELATE LOCATION OF UTILITY.
3. FINAL DESIGN OF SITE SUBJECT TO LOCAL AND STATE REGULATIONS.
4. EXISTING PROPERTY SIZE: 145,000 SQ. FT. (3.3 AC.)
5. PROPOSED PROPERTY SIZE: 145,000 SQ. FT. (3.3 AC.)
6. TOTAL LOT AREA: 145,000 SQ. FT. (3.3 AC.)
7. TOTAL LOT AREA: 145,000 SQ. FT. (3.3 AC.)
8. PROPOSED PARKING: 10 ADA PARKING SPACES AND 200 STANDARD PARKING SPACES.
9. THE ADJACENT INTERSECTION IS SIGNALIZED.

B. SITE NOTES:

1. EXISTING DRIVE APPROACH (MOTORIST)

C. BUILDINGS:

1. STANDARD 8000 R/V BUILDING (ROOF OPTION)
2. EXISTING APPROXIMATE 8,000 SQ. FT. CANOPY

D. EXISTING APPROXIMATE 8,000 SQ. FT. CANOPY:

1. CANOPY FRAME
2. CANOPY ROOFING
3. CANOPY WALLS

E. UTILITIES:

1. 10" DIA. 10' DEEP CONCRETE CURB AND ISLANDS.
2. 10" DIA. 10' DEEP CONCRETE CURB AND ISLANDS.
3. 10" DIA. 10' DEEP CONCRETE CURB AND ISLANDS.
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F. INTERFERING UTILITIES:

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G. CANOPY:

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ADJACENT PROPERTIES:

NORTH PROPERTY: 8-1, HIGHWAY SERVICE & MAINT. SINGLE FAMILY RESIDENTIAL.
EAST PROPERTY: 8-1, HIGHWAY SERVICE.
WEST PROPERTY: 8-1, HIGHWAY SERVICE.
SOUTH PROPERTY: 8-1, HIGHWAY SERVICE.

SETBACKS:

BUILDING: 5' FROM 20' SIDE AND REAR.
CANOPY: 10' FROM SIDE AND REAR.
DRAINAGE: 5' FROM SIDE AND REAR.
TANKS: 2' FROM SIDE AND REAR.
PARKING: 10' FROM SIDE AND REAR.

NOTES:

- A VARIANCE WILL BE NEEDED FOR CANOPY SPACING.
- A VARIANCE FOR THE GROUND MOUNT SIGN HEIGHT WILL NEED TO BE OBTAINED.
- A VARIANCE WILL BE NEEDED FROM THE LIGHTING RESTRICTIONS.
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- APPROVAL WILL BE NEEDED FROM THE CITY ENGINEER FOR THE PROPOSED SIGN SYSTEM.
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EXISTING LEGEND

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---	STORM SEWER
---	SANITARY SEWER
---	GAS LINE
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---	USE

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