

CHARTER TOWNSHIP OF CLINTON
NOTICE OF PUBLIC HEARING
ZONING BOARD OF APPEALS

WEDNESDAY, FEBRUARY 20TH, 2019 AT 6:30 P.M.

TOWNSHIP BOARD CHAMBERS, 40700 ROMEO PLANK ROAD, CLINTON TWP, MI 48038

ROLL CALL

APPROVAL OF AGENDA

1. **LOCATION:** **WENDY'S RESTAURANT** (0.824 acre NE/corner of Garfield & 19 Mile Roads, addressed as 43010 Garfield – Parcel #16-11-05-300-022) (**File #19-6864**)
REQUEST: To permit the refacing of an existing pylon sign for a business in the B-3 General Business District (Wendy's Restaurant) having: 1) An area of 177 square feet, being 97 square feet in excess of the maximum permitted 80 square feet; and 2) A height of 22.5 feet, being 7.5 feet in excess of the maximum permitted 15 feet.
2. **LOCATION:** **WENDY'S RESTAURANT** (Part of Lot 97, Lot 98, Ingleside Farms Subdivision, located at SE/corner of Gratiot & Stair, addressed as 37794 S. Gratiot – Parcel #16-11-23-327-001) (**File #19-6865**)
REQUEST: To permit the refacing of an existing pylon sign for a business in the B-3 General Business District (Wendy's Restaurant) abutting a road under jurisdiction of the State Department of Highways and Transportation, having: 1) An area of 215 square feet, being 115 square feet in excess of the maximum permitted 100 square feet; and 2) A height of 27 feet 10 inches, being 9 feet 10 inches in excess of the maximum permitted 18 feet.
3. **LOCATION:** **TROPICAL SMOOTHIE CAFÉ @ CLINTON HALL PROPERTIES** (2.221 acres S/Hall, E/Hayes, addressed as 15600 Hall Road – Parcel 16-11-06-126-009) (**File #19-6866**)
REQUEST: To permit the installation of one (1) additional wall sign for a business in the B-3 General Business District (Tropical Smoothie Café @ Clinton Hall Properties), which is one (1) wall sign in excess of the maximum permitted one (1) wall sign.
4. **LOCATION:** **VERUS DEVELOPMENT / 18 & GARFIELD – PHASE II (RESIDENTIAL)** (7.12 acres W/Garfield, N/18 Mile) (**File #18-6860**) (**Postponed from December 12th, 2018 meeting**)
REQUEST: To permit the development of vacant land in the RML Multiple-Family Residential District with multiple-family residential units (Verus Development / 18 & Garfield – Phase II-Residential) having: 1) Front yard setback from Garfield of 18.1 feet, being 31.90 feet less than the minimum required 50 feet; 2) Side yard setback from the north side lot line of 19.5 feet, being 15.5 feet less than the minimum required 35 feet; 3) Side yard setback from the south lot line of 25 feet, being 10 feet less than the minimum required 35 feet; 4) A distance of 20 feet between buildings along the west side of the site, being 10 feet less each than the minimum required 30-foot distance; and 5) A total of 56 units, which is 6 units in excess of the maximum permitted 50 units (based on 6,500 s.f. of land required for every 2-bedroom dwelling unit).
5. **LOCATION:** **GRATIOT DRIVE-THRU RESTAURANT (fka Our Place Café)** (Parts of Lots 4 and 5, Meadowlawn Subdivision, being 0.311 acres at NW/corner of Gratiot & Lester) (**File #18-6859**) (**Postponed from November 14th, 2018**)
REQUEST: To receive and file petitioner's request to withdraw his application for a drive-thru facility.
6. **ELECTION OF OFFICERS**
 - Chairperson
 - Vice-Chairperson
 - Secretary
7. **REPORT OF MEETING**
 - Approval of 12/12/18 Report
8. **CLINTON TOWNSHIP BOARD OF APPEALS ANNUAL REPORT**
 - Approval of 2018 Annual Report
9. **BOARD OF APPEALS MEETING SCHEDULE**
 - Confirmation of next meeting's agenda and attendance: **Wednesday, March 20th, 2019 at 6:30 p.m.**

ADJOURNMENT

NOTICE IS FURTHER GIVEN, that the Clinton Township Board of Appeals may modify or change the variance as requested, including grant of variance for said purpose, which may create another and different variance from the requirements of the above-cited Clinton Township Ordinance, all within its discretion and as otherwise permitted by law. Any interested person may appear or be represented at said hearing. Written comments may be directed to the Clinton Township Department of Planning and Community Development at the aforementioned address.

Robert M. Campbell
Secretary

CLINTON TOWNSHIP BOARD OF APPEALS

MD: 02/06/19