

*REVISED 5/15/18
CHARTER TOWNSHIP OF CLINTON
NOTICE OF PUBLIC HEARING
ZONING BOARD OF APPEALS
WEDNESDAY, MAY 23RD, 2018 AT 6:30 P.M.
TOWNSHIP BOARD CHAMBERS, 40700 ROMEO PLANK ROAD, CLINTON TWP, MI 48038

ROLL CALL
APPROVAL OF AGENDA

1. **LOCATION:** **SFR – DONALDSON, 23501** (Lot 68, Donaldson Park Subdivision, located N/Donaldson, E/Harper, addressed as 23501 Donaldson) (**File #18-6818**)
REQUEST: To permit the construction of an accessory structure for a single-family dwelling in the R-5 One-Family Residential District with the proposed size being 968 square feet, being 318 square feet in excess of the maximum permitted 650 square feet.
2. **LOCATION:** ***SARGENT APPLIANCE WAREHOUSE** (4.59 acres N/15 Mile, W/Hengesbach) (**File #18-6828**)
REQUEST: To permit the construction of a warehouse in the I-1 Light Industrial Business (Sargent Appliance Warehouse) with: *1) An off-street loading and unloading space partially located in a side yard abutting residential property, which is not allowed; *2) A front yard setback of 25 feet, being 35 feet less than the minimum required 60 feet; and 3) A side yard setback of 10.04 feet, being 39.96 feet less than the minimum required 50-foot distance from residentially-zoned property.
3. **LOCATION:** **CLINTON HALL PROPERTIES (FKA PALM PALACE)** (2.221 acres S/Hall, E/Hayes, addressed as 15750 Hall Road) (**File #18-6822**)
REQUEST: To permit the installation of a pylon sign for a retail development in the B-2 Community Business District (Clinton Hall Properties, fka Palm Palace), which is: 1) 117 square feet, being 17 square feet in excess of the maximum permitted 100 square feet; and 2) Clearance from bottom of the face of the sign to grade level being less than 6 feet, which is not permitted.
4. **LOCATION:** **UNITY INVESTMENT GROUP SIGN (FKA DANIEL TIRE / HYDROPONICS)** (Lot 60, P/Lot 61, Groesbeck-Nunneley Subdivision, being 2.366 acres W/Groesbeck, S/Metro Parkway) (**File #18-6823**)
REQUEST: To permit the modification of an existing sign for businesses in the I-2 General Industrial District (Unity Investment Group Sign), being: 1) A pylon sign, which is not a type of sign permitted in the Industrial District; 2) 25.75 in height, which is 7.75 feet in excess of the maximum permitted 18 feet permitted for a pylon sign at this location; and 3) 151.46 square feet, which is 51.46 square feet in excess of the maximum permitted 100 square feet permitted for a pylon sign at this location.
5. **LOCATION:** **HAYES PLAZA** (2.651 acres at northeast corner of Hayes & Amore, addressed as 40700 Hayes) (**File #18-6824**)
REQUEST: To permit the replacement of a pylon sign for a retail plaza in the B-1 Neighborhood Business District (Hayes Plaza) measuring 19.50 feet in height, being 4.5 feet in excess of the maximum permitted 15 feet.
6. **LOCATION:** **BOND OF PEACE MINISTRIES / PRECIOUS ANGELS CHRISTIAN ACADEMY** (4.06 acres N/St. Francis, E/Ormsby) (**File #18-6825**)
REQUEST: To permit the use of an existing building (formerly St. Mary's School) in the R-5 One-Family Residential District for a church and school (Bond of Peace Ministries / Precious Angels Christian Academy), with the ingress to and egress from the site onto a road that does not have a right-of-way of at least eight-six feet in width, which is required.
7. **REPORT OF MEETING**
-- Approval of 4/18/18 Report
8. **BOARD OF APPEALS MEETING SCHEDULE**
-- Confirmation of next meeting's agenda and attendance: **Wednesday, June 20th, 2018 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: 5/9/18