

CHARTER TOWNSHIP OF CLINTON  
NOTICE OF PUBLIC HEARING  
ZONING BOARD OF APPEALS  
WEDNESDAY, DECEMBER 12<sup>TH</sup>, 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 – BILAND, 43013** (Lot 340, North Branch Valley #6 Subdivision, located W/Biland, N/Kline, addressed as 43013 Biland) (**File #18-6861**)  
      **REQUEST:**    To permit the construction of a covered rear patio for a single-family residential home in the RML Multiple-Family Residential District, resulting in a rear yard setback of 21.17 feet, being 13.83 feet less than the minimum required 35 feet.
  
2.    **LOCATION:**    **FEDEX @ VERUS RETAIL DEVELOPMENT (18 MILE/GARFIELD)** (2.29 (part of 9.7) acres at NW/corner of 18 Mile & Garfield Roads) (**File #18-6862**)  
      **REQUEST:**    To permit second wall-mounted sign measuring 41.04 square feet for a business in the B-3 General Business District (per Conditional Zoning Agreement) (Fedex @ Verus Retail Development – 18 Mile/Garfield), being one wall sign in excess of the one wall sign permitted.
  
3.    **LOCATION:**    **McLAREN HEALTH CARE BUILDING** (Lot 292, Ingleside Farms #2 Subdivision, and P/Lots 21-26, 29-31, and Lots 27-28, Ingleside Farms Subdivision, located at SE/corner of Metro Parkway & Gratiot, addressed as 22500 Metro Parkway) (**File #18-6863**)  
      **REQUEST:**    To permit two additional wall signs totaling 87.79 square feet on a building in the OS-1 Office/Service District (McLaren Health Care Building), being two wall signs in excess of the two wall signs permitted.
  
4.    **LOCATION:**    **VERUS DEVELOPMENT / 18 & GARFIELD – PHASE II (RESIDENTIAL)** (7.12 acres W/Garfield, N/18 Mile) (**File #18-6860**) (**Postponed from November 14<sup>th</sup>, 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) having: 1) Front yard setback from Garfield of 25.1 feet, being 24.9 feet less than the minimum required 50 feet; 2) Side yard setback from 18 Mile of 19.1 feet, being 15.9 feet less than the minimum required 35 feet; 3) 56 itwo-bedroom units, being 6 units in excess of the maximum 50 units allowed; and 4) An interior drive width of 24 feet, being 3 feet less than the minimum 27 feet required.
  
5.    **REPORT OF MEETING**  
      --           Approval of 11/14/18 Report
  
6.    **BOARD OF APPEALS MEETING SCHEDULE**  
      --           Confirmation of next meeting's agenda and attendance: **Wednesday, January 16<sup>th</sup>, 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: 11/28/18**