

REVISED*
CHARTER TOWNSHIP OF CLINTON
NOTICE OF PUBLIC HEARING
ZONING BOARD OF APPEALS
WEDNESDAY, NOVEMBER 14TH, 2018 AT 6:30 P.M.
TOWNSHIP BOARD CHAMBERS, 40700 ROMEO PLANK ROAD, CLINTON TWP, MI 48038

ROLL CALL

APPROVAL OF AGENDA

1. **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**)
REQUEST: To permit the redevelopment of a vacant building in the B-3 General Business District into a drive-thru restaurant (Gratiot Drive-Thru Restaurant) having: 1) Parking spaces labeled 1-2 and 15-17 and the drive-thru lane encroach into the required setbacks; 2) A reduced landscaped setback along Gratiot Avenue and Lester Street; 3) A distance of 110 feet from the nearest single-family district, being 190 feet less than the minimum required distance of 300 feet; and 4) A total of 17 parking spaces, being 13 spaces less than the total required 30 parking spaces.

2. **LOCATION:** **VERUS DEVELOPMENT / 18 & GARFIELD – PHASE II (RESIDENTIAL)** (7.12 acres W/Garfield, N/18 Mile) (**File #18-6860**)
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 two-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.

3. **REPORT OF MEETING**
-- Approval of 10/17/18 Report

4. **BOARD OF APPEALS MEETING SCHEDULE**
-- Confirmation of next meeting's agenda and attendance: **Wednesday, December 12th, 2018 at 6:30 p.m.**
-- *Confirmation of the 2019 Board of Appeals Meeting Schedule

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: 10/31/18