

***REVISED (7/23/18)**

CHARTER TOWNSHIP OF CLINTON

NOTICE OF PUBLIC HEARING

ZONING BOARD OF APPEALS

WEDNESDAY, JULY 25TH, 2018 AT 6:30 P.M.

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

ROLL CALL

APPROVAL OF AGENDA

1. **LOCATION:** **LAVDA'S SELF-STORAGE** (P/Lot 34, Lots 35-37, Supervisor's Plat of Wooded Gardens (6.66 acres), W/Groesbeck, S/Clinton Plaza Drive, addressed as 34244 Groesbeck) (**File #18-6837**)
REQUEST: To permit an the development of a self-storage facility in the I-1 Light Industrial District (Lavda's Self Storage, fka Fountainview Lanes) with: 1) A 10-foot landscaped setback on Groesbeck, and a 0-foot setback along Clinton Plaza Drive, which is 50 feet and 25 feet, respectively, less than the minimum required 60-foot landscaped setback along Groesbeck and 25-foot landscaped setback along Clinton Plaza Drive; 2) Storage buildings to be located 25 feet from the front property line, being 35 feet less than the minimum required 50-foot setback; 3) Recreational vehicle (RV) storage along each of the side yard property lines, which is 10 feet closer than the minimum required 10-foot distance; 4) The easterly property line adjacent to a residentially-zoned district, which is not allowed; 5) The existing building is 40 feet from residentially-zoned property to the east, being 10 feet less than the minimum required 50 feet; 6) The proposed new storage building and the RV ports 0 feet from residentially-zoned property to the east, which is 50 feet less than the minimum required 50 feet; 7) 5 trees along the front yard setback on Clinton Plaza Drive, which is 7 trees less than required; and 8) Parking within 8 feet of the property line along Groesbeck, being 17 feet less than the minimum required 25 feet.
2. **LOCATION:** **SFR – CANAL, 15680** (0.59 acre S/Canal, E/Hayes, addressed as 15680 Canal) (**File #18-6839**)
REQUEST: To permit the construction of a second accessory structure, when combined with the existing shed will have a total floor area of 1560 square feet, which is 689 square feet in excess of the 871 square feet allowed (figured by ½ the size of the house – 1,743 square feet).
3. **LOCATION:** **SFR – McKISHNIE, 20134** (Lot 66, Supervisor's Plat of McKishine Farms Sub, located S/McKishnie, E/Barris, addressed as 20134 McKishnie) (**File #18-6840**)
REQUEST: To permit the construction of a second accessory structure for a single-family residence in the R-5 One-Family Residential District, which: 1) When combined with the existing garage, will have a total floor area of 1,860 square feet, which is 984 square feet in excess of the 876 square feet allowed (figured as 2% of the lot size of 1.01 acre); and 2) Will have a calculated height of 18 feet, which is 4 feet in excess of the maximum permitted 14-foot height at midspan on gable side.
4. **LOCATION:** **MINI-MAXI STORAGE & TAYLEY STORAGE** (6.29 acres N & S/Iroquois, between NB & SB Gratiot) (**File #18-6841**)
REQUEST: To permit a storage facility in the B-3 General Business District (Mini-Maxi Storage – North & South) with a driveway access on to Iroquois Street which is designated as a local road, and not allowed.
- *5. **LOCATION:** **CARINI PLAZA** (Lots 34-35, Supervisor's Plat of Kelly-Groesbeck Acres Sub, located W/Groesbeck, S/15 Mile, addressed as 33840 Groesbeck) (**File #18-6842**)
REQUEST: To permit construction of a pylon sign for an existing commercial shopping center in the I-1 Light Industrial District having a height of 17.33 feet, which is 9.33 feet in excess than that allowed. [Please note that an industrial sign allows a lawn sign that shall not exceed 120 square feet in area and 8 feet in height]. **[THIS ITEM HAS BEEN DELETED FROM THIS AGENDA]**
6. **REPORTS OF MEETINGS**
-- Approval of 6/20/18 Report
-- Approval of 6/21/18 Report
7. **BOARD OF APPEALS MEETING SCHEDULE**
-- Confirmation of next meeting's agendas and attendance: **Wednesday, August 22nd, 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: 7/11/18