



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
May 15, 2024 6:30 pm

1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
 - A. March 20, 2024
4. COMMUNICATIONS
5. UNFINISHED BUSINESS
6. NEW BUSINESS
 - A. **ZBA CASE NO. 24-04 (2810 Hannah), Metro Detroit Signs, 11444 Kaltz Ave., Warren, MI 48089**
LOCATION: 2810 Hannah Blvd.
PARCEL ID: 20-176-006
ZONING DISTRICT: RP (Research Park)

The variance requested is to add two wall signs. One wall sign does not meet the size requirement and one wall sign does not meet the location requirement on the building facade.
7. OTHER BUSINESS
 - A. Election of 2024 Officers
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT

Variance requests may be subject to change or alteration upon review of request during preparation of the staff memorandum. Therefore, Sections of the Code of Ordinances are subject to change. Changes will be noted during public hearing meeting.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting:
Assistant Planner Keith Chapman, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4580 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

VARIANCE APPLICATION SUPPLEMENT

A variance will be granted, if the following Review Criteria are met:

- (1) Unique circumstances exist that are peculiar to the land or structure, that are not applicable to other land or structures in the same zoning district and these unique circumstances are not self-created.
- (2) Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.
- (3) Granting the variance is the minimum action necessary which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
- (4) Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
- (5) Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.



To: Zoning Board of Appeals
From: Keith Chapman, Associate Planner
Date: May 7, 2024
Re: ZBA Case No. 24-04 (2810 Hannah)

ZBA CASE NO.: 24-04 (2810 Hannah), Metro Detroit Signs, 11444 Kaltz Ave., Warren, MI 48089
DESCRIPTION: 2810 Hannah Blvd.
TAX PARCEL: 20-176-006
ZONING DISTRICT: RP (Research Park)

The applicant is requesting a variance from the following section of the Code of Ordinances:

- Section 86-688 (1) (b), Wall signs. A permanent sign may be permitted on a building, Such sign shall not exceed 40 square feet.

Metro Detroit Signs, the applicant, has requested a variance to add two wall signs at 2810 Hannah Blvd. One wall sign does not meet the size requirement and one wall sign does not meet the location requirement on the building facade. The approximate 8.39-acre subject site is zoned RP, Research Park. In 1999 (ZBA #99-04-14-4), there was a variance granted to allow a 144 square foot wall sign on the west building façade, where only a sign was permitted on the front (south) facade.

Under the current Ordinance the subject site is permitted to have one wall sign on the front façade that shall not exceed 40 square feet. The applicant is proposing to install two wall signs that read Biggby Coffee Ice Cube East Lansing, one on the west façade and one on the south façade. The sign on the west façade is 160.9 square feet in size and the sign on the south façade is 133 square feet. The applicant is requesting a variance of 93 square feet for the wall sign on the south façade and a variance to allow an additional wall sign on the west façade.

Attachments

1. Application materials
2. Site location map



11444 Kaltz Ave. Warren, MI 48089
P: (586)759-2700 F: (586)759-2703
kdeters@metrodetroitsigns.com

DATE: 4/9/24
TO: Keith Chapman at Meridian Twp.
FROM: Kevin Deters at Metro Detroit Signs
RE: Biggby Coffee Ice Cube – 2810 Hannah Blvd
Variance application for two wall signs

We are applying for two wall signs that both need a variance. Any sign on the west elevation needs a variance, and the south wall sign is allowed to be 40 sq feet. The proposed west wall sign is 3'-10" x 42' (160.9 sf), and the proposed south wall sign is 8'-2.75" x 16'-2" (133 sf). Below are our responses to the Review Criteria:

1. This building is unique in that it has a large frontage on the south elevation facing Hannah Blvd (220 feet wide), and it also has an even larger building frontage on the west elevation where their main entrance is located (250 feet). Therefore, we feel that the two proposed wall signs are warranted and that they are not excessively large.
2. Strict interpretation of the ordinance would allow a 40 sq foot sign on the south elevation and no wall sign on the west elevation. It is essential for them to have a wall sign above their entrance on the west elevation. Also, a conforming 40 sq foot wall sign on the south elevation would appear disproportionately small on that large facade.
3. We feel these two proposed signs are a minimal and reasonable variance request. Due to the large building facades on both elevations, these 2 wall signs are proportionate and aesthetically pleasing.
4. These two wall signs are standard internally illuminated signs. They are not excessively bright. They will not impact neighboring properties negatively at all.
5. We believe the ordinance is intended to allow a 40 sq foot wall sign at a single business with a normal storefront of less than 100 feet. This location is unique in that both the south and west frontages are over 200 feet each. A wall sign is needed on the south elevation facing Hannah Blvd as well as on the west elevation above their entrance. Due to the large building frontages, we believe the proposed two wall signs are warranted and that they are not excessively large.

Feel free to call me at (586)759-2700 if anything else is needed. Thank you for your assistance.

Kevin Deters 4-9-24

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING DIVISION
5151 MARSH ROAD, OKEMOS, MI 48864
(517) 853-4560**

VARIANCE APPLICATION

A. Applicant Metro Detroit Signs
Address of Applicant 11444 Kaltz Ave Warren, MI 48089
11444 Kaltz Ave Warren, MI 48089
Telephone (Work) 586-759-2700 Telephone (Home) 586-557-4189
Fax 586-759-2703 Email address: kdeters@metrosal.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 2810 Hannah Blvd
Zoning district RP Parcel number 33-02-02-20-176-006

C. Nature of request (Please check all that apply):
 Request for variance(s)
 Request for interpretation of provision(s) of the "Zoning Ordinance" of the Code of Ordinances
 Review an order, requirements, decision, or a determination of a Township official charged with interpreting or enforcing the provisions of the "Zoning Ordinance" of the Code of Ordinances


Zoning Ordinance section(s) _____

D. Required Supporting Material Supporting Material if Applicable
-Property survey -Architectural sketches
-Legal description -Other
-Proof of property ownership or approval letter from owner
-Site plan to scale
-Written statement, which demonstrates how all the review criteria will be met (See next page)

 Kevin Deters 4/9/24
Signature of Applicant Print Name Date

Fee: _____ Received by/Date: _____

I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purposes of gathering information including but not limited to the taking and the use of photographs. (Note to Applicant(s): This is optional and will not affect any decision on your application.)

 4/9/24
Signature of Applicant(s) Date

Signature of Applicant(s) Date

VARIANCE APPLICATION SUPPLEMENT

A variance will be granted, if the following Review Criteria are met:

1. Unique circumstances exist that are peculiar to the land or structure, that are not applicable to other land or structures in the same zoning district and these unique circumstances are not self-created.
2. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.
3. Granting the variance is the minimum action necessary which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
4. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
5. Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

Effect of Variance Approval:

1. Granting a variance shall authorize only the purpose for which it was granted.
2. The effective date of a variance shall be the date of the Zoning Board of Appeals approves such variance.
3. A building permit must be applied for within 24 months of the date of the approval of the variance, and a Certificate of occupancy must be issued within 18 months of the date the building permit was issued, otherwise the variance shall be null and void.

Reapplication:

1. No application for a variance, which has been denied wholly or in part by the Zoning Board of Appeals, shall be resubmitted until the expiration of one (1) year or more from the date of such denial, except on grounds of newly discovered evidence or proof of changed conditions found by the Zoning Board of Appeals to be sufficient to justify consideration.

LETTER OF AUTHORIZATION

Date: 3/26/24

To Whom It May Concern:

I, Steve Irlbeck owner or agent of the owner

For the property listed as East Lansing Ice Cube

Located at 2810 Hannah Blvd. (street address)

East Lansing, MI (City-state)

48823 (Zip code)

Do authorize **Thomas Sign & Awning Company, Inc. or their authorized Agents** to fill out sign permit applications for signage for the above referenced property.

[Signature]
Owner or Agent of Owner

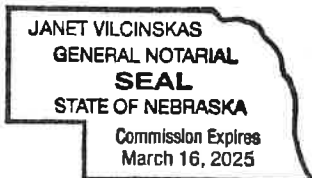
Date: 3/27/24

402-590-2491
Owners Telephone Number

Sworn to and subscribed to before me this 27 day of March
2024 and being personally known/Janet Vilcinskas identification.

My commission expires:

[Signature]
NOTARY PUBLIC



Legal Description – 2810 Hannah Blvd

COM @ THE W 1/4 COR SEC 20 - N 0 DEG 24'40"E, ON W SEC LN 23.75 FT - ALONG N'LY R/W LN HANNAH BLVD S 89 DEG 59'30" E, 1915.67 FT TO THE P.O.B. - N 0 DEG 00'30"E, 850.30 FT TO SE'LY R/W LN G.T.W. RR - NE'LY ON RR R/W 506.25 FT ON A 2746.33 FT RADIUS WHOSE CHD BEARS N 77 DEG 13'21"E, 505.53 FT - S 0 DEG 00'30"W, 305.55 FT - N 89 DG 59'30"W, 118 FT - S 0 DEG 00'30"W, 656.60 FT - N 89 DEG 59'30"W, ON SD N'LY R/W LN 375 FT TO THE P.O.B. SEC 20 T4NR1W 8.39 AC M/L



THOMAS
SIGN & AWNING CO INC
4590 118TH Avenue North
Clearwater, Florida 33762
800-526-3325

www.thomassign.com

CLIENT

BIGGBY COFFEE

Project Number:
00000

Installation Address:
Biggby Ice Cube
2910 Hannah Blvd.
East Lansing Michigan 48823
Project Identity Number:
101484

Sign Assistance: Project/Team:
MD

Designer: Date: 02.08.24

Project Updates:

- 1) 03/07/24: Updated Capsule at
- 2) 03/07/24: Sign and window changed to black panel for "BIGGBY COFFEE"
- 3) 03/07/24: Removed manufacturer sign from scope



3M™ MCS™ Warranty

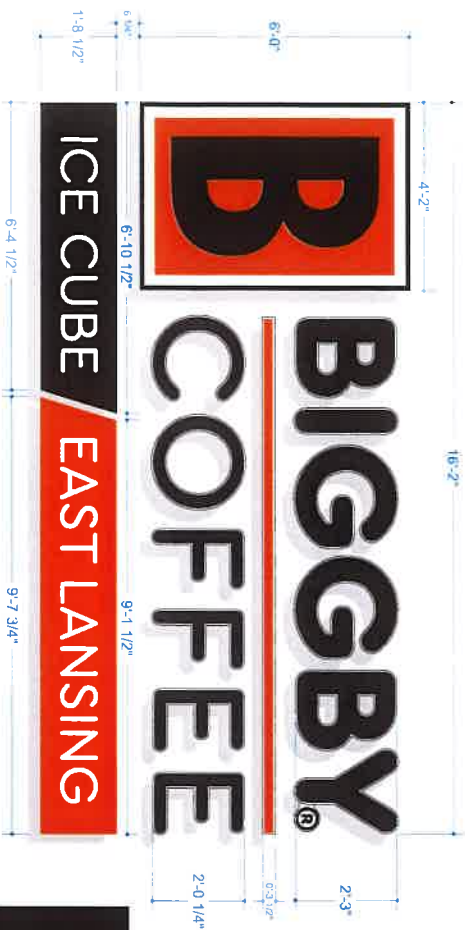
Approvals:

- Approved
- DWT:
- Approved as noted
- DATE:
- BY: MYS & Re-Submit

Page

3 3 of 3

Local: 777-573-7757
Fax: 777-573-0328

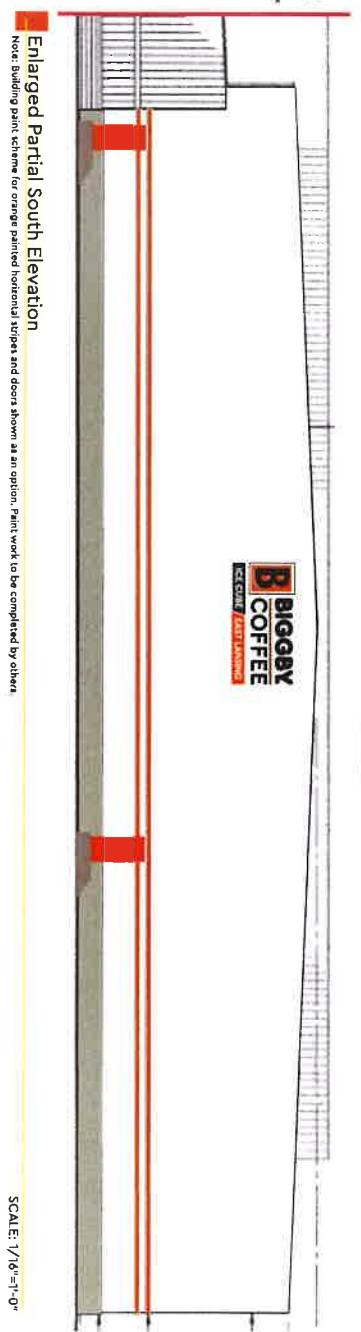


Illuminated Display / South Elevation
2x6.38 sq ft sign area

SCALE: 3/8"=1'-0"

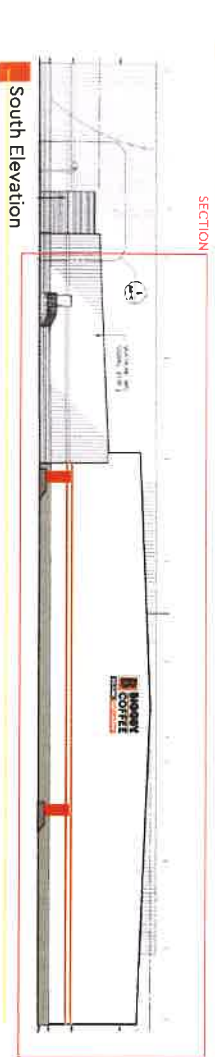


Typical: Section Detail for Illuminated Message



Enlarged Partial South Elevation
Note: Building paint scheme for orange painted horizontal stripes and doors shown as an option. Paint work to be completed by others.

SCALE: 1/6"=1'-0"



South Elevation



South Elevation

Evening View



Typical: Approved Color Palette

SECTION

RCC

C-2

I

RA

River Ter

RR RCC

RP

C-2

RAA

Hannah Blvd

W Lodges Ave
E Lodges Ave

Hannah Blvd

PO*

Esoteric Way

C-2*

5th St

N

Eyle Pky

