1. OPEN MEETING
2. ROLL CALL
3. MINUTES
   A. 01-10-2022, ZBA Regular Meeting Minutes
4. AGENDA REVIEW AND APPROVAL
5. ZBA BUSINESS
   A. AB-2022-02, Heather & Jon Cleland-Host, 895 Buckhorn Dr., 09-11-457-029
      The petitioners are seeking 3 variances from Zoning Ordinance #78
      Article VI, Section 6.04, Zoned R-3
      1. A 21.8-ft front yard setback variance from the required 30-ft. to build an attached garage
         addition 8.2-ft. from the front property line.
      Article XXVII, Section 27.02 (A)(8) Buildings, Structures, and Uses, for lot size up to ½ acre
      2. A 54-sq. ft. variance above the allowed 1,150-sq. ft. total maximum floor area of all accessory
         buildings to construct an 800-sq. ft. garage addition to an existing 240-sq. ft. attached garage, a
         100-sq. ft. shed, and a 64-sq. ft. shed for a total of 1,204-sq. ft. total maximum floor area of all
         accessory buildings.
      3. A 20.24% variance above the allowed 75% maximum floor area of attached accessory
         buildings of the principal structure for a total percentage of 95.24%.
   B. AB-2022-03, Scott & Kristen Kehrer, 2716 Mercury Ct., 09-20-477-008
      The petitioners are seeking 1 variance from Zoning Ordinance #78
      Article VI, Section 6.04, Zoned R-2
      1. A 7.42 front yard setback variance from required 35-ft. to add a second story addition 27.58-ft.
         from the front property line.
   C. AB-2022-04, Johathan Townsend/Veres Signs for Sycamore Creek Apt., 3355 Thornwood
      Trail, 09-29-101-004
      The petitioner is seeking 2 variances from Sign Ordinance #153
      Section 7 – Residential Zoned Areas; Ground Signs Zoned RM-1
      1. A 1.75-ft. height variance above the allowed 6-ft. for a residential ground sign to be 7.75-ft. high.
      2. A 54.6-sq. ft. size variance above the allowed 41-sq. ft. for a residential ground sign to be
         95.6-sq. ft.

6. PUBLIC COMMENTS
7. COMMUNICATIONS
   A. Michigan Association of Planning Training Opportunities

8. COMMITTEE REPORTS
9. MEMBER COMMENTS
10. ADJOURNMENT

In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact Penny S. Shults, Clerk, at (248) 391-0304, ext. 4001, at least seventy-two hours in advance of the meeting to request accommodations.
The Charter Township of Orion Zoning Board of Appeals held a regular meeting on Monday, January 10, 2022, at 7:00 pm at the Orion Township Community Center, 2323 Joslyn Road, Lake Orion, Michigan 48360.

**ZBA MEMBERS PRESENT:**
- Dan Durham, Chairman
- Tony Cook, Vice-Chairman
- Don Walker, PC Rep to ZBA
- Mike Flood, BOT Rep to ZBA
- Diane Dunaskiss, Board member

**ZBA MEMBERS ABSENT:**
None

**CONSULTANT PRESENT:**
David Goodloe, Building Official

**OTHERS PRESENT:**
- Joe Latozas
- Linda Anglebrandt
- Dawn Wallin
- Barb Schalk

1. **OPEN MEETING**
   Chairman Durham called the meeting to order at 7:00 pm.

2. **ROLL CALL**

3. **ELECTION OF OFFICERS**

   Trustee Flood moved, seconded by Vice-Chairperson Cook, to nominate Dan Durham for Chairperson for the Zoning Board of Appeals for the calendar year 2022, close the nominations and a unanimous ballot be cast.

   Vote was as follows: Durham, yes; Cook, yes; Flood, yes; Dunaskiss, yes; Walker, yes. Motion passes 5-0.

   Trustee Flood moved, seconded by Board member Dunaskiss, to nominate Tony Cook to serve as Vice-Chairperson for the Zoning Board of Appeals for the calendar year 2022, close the nominations and a unanimous ballot be cast.

   Vote was as follows: Durham, yes; Cook, yes; Flood, yes; Dunaskiss, yes; Walker, yes. Motion passes 5-0.

   Trustee Flood moved, seconded by Board member Walker, to nominate Diane Dunaskiss to serve as Secretary for the Zoning Board of Appeals for calendar year 2022, close the nominations and a unanimous ballot be cast.

   Vote was as follows: Durham, yes; Cook, yes; Flood, yes; Dunaskiss, yes; Walker, yes. Motion passes 5-0.

4. **MINUTES**
A. 12-13-2021, ZBA Regular Meeting Amended Minutes

Moved by Board member Dunaskiss, seconded by Chairman Durham, to **approve** the minutes as presented.
Motion carried.

5. AGENDA REVIEW AND APPROVAL.

6. ZBA BUSINESS

A. AB-2021-55, Tim Petersen, Vacant Parcel, #09-20-256-012, East of 2585 Browning
(postponed from 11/22/2021 Meeting)

Chairman Durham read the petitioner’s request as follows:

The petitioner is seeking 3 variances from Zoning Ordinance #78 Article VI, Section 6.04, Zoned R-2
1. A 9.73-ft front yard setback variance from the required 35-ft. to build a house 25.27-ft. from the front property line.
2. A 12.85-ft. rear yard setback variance from the required 35-ft. to build a house 22.15-ft. from the rear property line. Article XXVII, Section 27.02 (A)(8) Buildings, Structures, and Uses, for lot size up to ½ acres.
3. A 1,146-sq. ft. variance from the allowed 1,150-sq. ft. total maximum floor area of all accessory buildings to construct a 1,484-sq. ft. attached garage and an 812-sq. ft. attached accessory building for a total of 2,296-sq. ft. total maximum floor area of all accessory buildings.

Mr. Joe Latozas introduced himself as representing the applicant, Mr. and Mrs. Petersen.

Chairman Durham summarized the Board’s request for this case at the last meeting appearance, including the request from the Township Attorney as to his opinion on the specifics of this case. It is his opinion that the Board has no standing in this case. The deed restrictions will be what will be required for the applicant to follow. The applicant voluntarily reduced some of the size restrictions that he was originally looking for.

Board members agreed with Chairman Durham.

Mr. Latozas asked if the setbacks in the deed restrictions are the setbacks that they can observe moving forward.

Chairman Durham answered yes.

Trustee Flood summarized the memo on the subject provided to the Board members which confirmed the setbacks that were established.

Chairman Durham stated that there are no variances needed and the setbacks can be administratively approved for the revised plans date stamped November 17, 2021. Those plans show a 25.27 foot front yard setback and a 22.15 foot rear yard setback and a reduction to the attached accessory structures to be within the Township’s zoning ordinance specifications.

Mr. Latozas agreed. He rescinded his request for a variance.
Trustee Flood asked for verification that the accessory buildings have been reduced so that it is in compliance with the ordinance.

Petitioner replied yes.

Trustee Flood moved, seconded by Board member Walker, that in the matter of ZBA Case AB-2021-55, Tim Petersen, Vacant Parcel, #09-20-256-012, East of 2585 Browning, that per the Township Attorney's opinion there is no variances needed and the setbacks can be administratively approved for the revised plans date stamped November 17, 2021. Those plans show a 25.27 foot front yard setback, a 22.1 foot rear yard setback and a reduction to the attached accessory structures to be within the Township’s zoning ordinance #78 specifications.

Chairman Durham asked for public comment.

Barb Schalk stated that she does not believe the rulings that were just approved by the legal for deed restrictions impact request #3. Number 1 and number 2 were definitely included, but no set of plans have been approved for step #3 for the garage reduction. The original plans were rescinded and any further plans have not been submitted.

Chairman Durham stated that the applicant must abide by the ordinance.

Ms. Schalk asked if nothing was approved for accessory buildings.

Chairman Durham stated that there is no change.

Ms. Schalk stated that none of them are aware of the petitioner not changing the accessory buildings to be the 2296 square feet of accessory building.

Chairman Durham answered that it was scaled back and the petitioner will be required to stay within ordinance requirements.

Ms. Dawn Wallen stated that the KHA Board did not approve the first plan, nor the second plan. The petitioner has no approval for any plans. She assumes that the Board is just granting the front and rear setbacks.

Chairman Durham stated that there is nothing required by the Board; the deed restrictions that go with the property will have to be adhered to.

Ms. Wallen stated that the front and rear yard setbacks and no more than 1150 square feet and a three tall garage.

Chairman Durham stated that he does not have the Township’s requirements in front of him and this will be adhered to.

Ms. Wallen asked if the petitioner will have to go back to the Homeowner’s association with drawings.

Chairman Durham stated that the Board does not get involved with HOA rules. No variances are required to be granted by this Board in this case.

Roll call vote was as follows: Durham, yes; Cook, yes; Flood, yes; Dunaskiss, yes; Walker, yes. Motion passes 5-0.
B. AB-2022-01, Linda C. Anglebrandt, 2957 Walmsley Circle, 09-20-380-011

Chairman Durham read the petitioner’s request as follows:

The petitioner is seeking 3 variances from Zoning Ordinance #78 – Zoned R-2

Article XXVII, Section 27.02(A)(4) & Article XXVII, Section 27.05(H)(2)
1. A 35-ft. front yard setback variance from the required 35-ft. to erect a 6-ft. privacy fence 0-ft. from the property line along Waldon Rd.
2. A 10-ft. side yard setback variance from the required 10-ft. to erect a 6-ft. privacy fence 0-ft. from the side property line to the east.
3. A 10-ft. side yard setback variance from the required 10-ft. to erect a 6-ft. privacy fence 0-ft. from the side property line to the west.

Ms. Linda Anglebrandt introduced herself and summarized the variance request. The fence is needed for privacy to protect their home from walkers, bike riders, trash blowing across their yard and protection from noise. She stated that the traffic for the strip mall across the street creates a lot of noise.

Chairman Durham asked if the rear dimension of the property was affected by the construction of the roundabout.

Ms. Anglebrandt replied no.

Board member Dunaskiss asked what structures were existing on the side where the fence is proposed.

Ms. Anglebrandt answered that there was a lot of vegetation but the homeowner’s association hired someone to come along and clear the brush and it was all removed. There is currently a split rail fence there that is falling apart.

Board member Dunaskiss asked if they had considered a shorter fence because a variance would not be needed.

Ms. Anglebrandt replied that they would still have the walkers looking inside their home.

Mr. Anglebrandt described how the headlights shine into his home from the strip mall.

Board member Dunaskiss asked if they would consider replacing vegetation that would act as a sound barrier.

Ms. Anglebrandt replied that they have done that and it was not successful.

Mr. Anglebrandt commented on the trees that he has planted and why they have not succeeded in this area.

Trustee Flood asked Building Official Goodloe what is to prevent a person on building a berm and placing the fence on top of that.

Building Official Goodloe replied that it might cause drainage issues for another neighboring property but yes, this is something that can be done. The berm would have to be on the subject property though.

Board member Walker asked how long the petitioners have been in this home.

Petitioners replied since 1984 and they have experienced a lot of bad changes to the property. Board member Walker stated that the request is for a fence around the sides too.
Ms. Anglebrandt replied that they only want a fence across the back. It was explained that they had to have the variance requested because of the neighbor.

Building Official Goodloe stated that the fence would be within the 10 foot side setback.

Board member Walker stated that they can put up a 6 foot fence and put it on the property line.

Ms. Anglebrandt replied that they were told that they couldn’t.

Mr. Anglebrandt replied that they cannot put it on the property line because of the trees.

Building Official Goodloe stated that if it is within 10 foot of their property, it does not require a variance.

Trustee Flood confirmed that it is a front yard setback that is being requested.

Mr. Anglebrandt commented on the fences all along Baldwin Road.

Building Official Goodloe stated that the HOA didn’t originally allow fencing but is allowing it now because of the construction along Baldwin Road.

Ms. Anglebrandt stated that she first got the approval of the HOA before appearing before the ZBA tonight.

Chairman Durham asked if the petitioner likes the look of the fencing along Baldwin Road.

Ms. Anglebrandt answered that it doesn’t bother them at all. She added that this fence should have been done when the strip mall was constructed.

Vice-chairman Cook asked how far the fence had to be in from the property line.

Mr. Anglebrandt replied 3-4 feet and he commented on a Comcast cable line that runs along the backyard too. It would be inside the existing trees too.

Ms. Anglebrandt stated that behind the split rail fence there is an easement.

Trustee Flood stated that they cannot construct anything inside of the easement. He confirmed the location of the 6 foot easement.

Mr. Anglebrandt confirmed the location of the utilities.

Board members and Building Official Goodloe discussed the location of the easements on the property.

Building Official Goodloe stated that if there is a utility easement, they need to make sure that Miss Dig is out there to stake it. He suggested that the motion is 6 foot distance so the easement is not an issue. He suggested that it would be a 29 foot setback variance.

Board member Dunaskiss asked if the side setback requests would remain the same.

Building Official Goodloe answered yes.

Ms. Anglebrandt stated that they have two front yards as it was explained to her by Township staff.

Building Official Goodloe stated that having two front yards does affect them.

Chairman Durham asked if the petitioner would be okay with the setback being amended to a 29 foot front yard setback variance. The fence would be located 6 foot off of the property line. He explained the options to the petitioner.
Mr. Anglebrandt replied he wouldn't know until he measured it out. He is concerned about the cable.

Ms. Anglebrandt asked what would happen if they agreed and then this is where the cable is. She asked if they should check and then come back to the Board.

Chairman Durham agreed that this would be the best option. The petitioner could request that they could come back to a date certain.

Building Official Goodloe commented that sometimes the easements are abandoned and since there are so many trees in there, it might be an option. He suggested that they go to Oakland County and investigate this possibility.

Chairman Durham asked if this was an underground cable.

Mr. Anglebrandt replied yes.

Vice-chairman Cook suggested they look at a location 10 feet from the property line.

Ms. Anglebrandt stated that if it was 10 feet in, they would lose half of their backyard.

Board members discussed the Baldwin Road fencing.

Ms. Anglebrandt stated that they would like to investigate further and come back on February 28th.

Trustee Flood moved, seconded by Chairman Durham, in the matter of ZBA case AB-2022-01, Linda C. Anglebrandt, 2957 Walmsley Circle, 09-20-380-011 at the petitioner’s request to postpone until February 28, 2022. Roll call vote was as follows: Durham, yes; Cook, yes; Flood, yes; Dunaskiss, yes; Walker, yes. Motion passes 5-0.

C. AB-2021-57, James Garris, 215 N. Conklin Road, 09-01-403-014 (postponed from 11/22/2021 Meeting)

Chairman Durham read the petitioner’s request as follows:

The petitioner is seeking 2 variances from Zoning Ordinance #78 Article VI, Section 6.02(N)(3), Zoned R-3
1. A 27-ft. front yard setback variance from the required 40-ft. to install an inground pool 13-ft. from the front property line along De Goff Ct.
2. A 21.5-ft. front yard setback variance from the required 40-ft. to install an inground pool 18.5-ft. from the front property line along Orion Ter.

No petitioner presented for this case.

Board member Dunaskiss moved, seconded by Trustee Flood, in case AB-2021-57, James Garris, 215 N. Conklin Road, 09-01-403-014 to remove this case from consideration since this is the third time this case has been before the Board, the petitioner did not appear, and the petitioner can re-apply if needed. Roll call vote was as follows: Durham, yes; Cook, yes; Flood, yes; Dunaskiss, yes; Walker, yes. Motion passes 5-0.

Board member Dunaskiss stated that along Waldon Road there are fences that have deteriorated and the landscaping is patchy. She asked if there was a solution, maybe through the Township Board, for the corridor and making it more attractive.

Trustee Flood summarized the discussion at the joint meeting. There is a subcommittee set up dealing with the 6 foot fence part of the ordinance. They have had one meeting.
Building Official Goodloe asked if this would go to the Planning Commission.

Board member Walker answered yes. He suggested that trees are an alternative to the fencing.

Board member Dunaskiss agreed with the trees. She asked if it was a Township problem.

Board member Walker stated that it is a citizen problem.

Building Official Goodloe stated that they do have problems if there are trees that are planted as part of a site plan because if they die, no buffer is created. It could be proactive code enforcement action to make sure that the site plans are being adhered to.

Board members discussed tree plantings through site plans and also they also discussed fencing and possible ordinance language that could be helpful to establish natural vegetation that is effective as a buffer.

D. 2021 Annual Report

Chairman Durham commented that the Board members received a copy of the 2021 Annual Report.

Board member Walker moved, seconded by Board member Dunaskiss, to accept the 2021 Annual Report. Roll call vote was as follows: Durham, yes; Cook, yes; Flood, yes; Dunaskiss, yes; Walker, yes. Motion passes 5-0.

7. PUBLIC COMMENTS

8. COMMUNICATIONS

A. Memo Regarding Cancelling January 24, 2022 Meeting

Trustee Flood moved, seconded by Vice-Chairperson Cook to cancel the January 24, 2022 meeting due to a lack of agenda items. Vote was as follows: Durham, yes; Cook, yes; Flood, yes; Dunaskiss, yes; Walker, yes. Motion passes 5-0.

B. Memo Regarding ZBA Meeting Recording
C. Memo Regarding Approved Meeting Dates
D. Information from Giffels-Webster regarding “Safety and Site Design”
E. Information regarding “Winter 2022 Citizen Planner via Zoom” Training

Chairman Durham summarized the additional communication items.

9. COMMITTEE REPORTS

10. MEMBER COMMENTS

Board member Walker stated that the library is having a book sale this weekend and they need volunteers to work the event. He urged the Board members to help if they can.

11. ADJOURNMENT

Moved by Vice-Chairperson Cook, seconded by Chairman Durham, to adjourn the meeting at 8:02 pm. Vote was as follows: Durham, yes; Cook, yes; Flood, yes; Dunaskiss, yes; Walker, yes. Motion passes 5-0.
Charter Township of Orion Zoning Board of Appeals Minutes
Regular Meeting – January 10, 2022

Respectfully submitted,

Erin A. Mattice
Recording Secretary
MEMORANDUM

TO: Zoning Board of Appeals
FROM: Lynn Harrison, Planning & Zoning Coordinator
DATE: January 28, 2022
SUBJECT: Staff Report for AB-2022-02, Heather & Jon Cleland-Host, 895 Buckhorn

The applicants are requesting to add a garage addition extending the existing attached garage towards Buckhorn Lake Drive. The garage addition will have space above the main floor that could be used for storage and has been included in the total square footage for maximum floor of all Accessory Structures.

Also included in the Total Maximum Floor Area of all Accessory Structures are two detached sheds.

The total square footage of the attached garage and the addition to it will exceed the 75% maximum allowed as it pertains to the size of the house and is therefore seeking a variance for that difference.

The applicants have indicated that this is the only place they can add an additional accessory structure to the property due to the topography of the property and not wanting to obstruct the view of the lake for themselves and their neighbors.

Please contact me if you have any questions.
MOTION OPTIONS

TO: Charter Township of Orion Zoning Board of Appeals
FROM: Lynn Harrison, Planning & Zoning Specialist
DATE: January 27, 2022

I am providing motion options for the above-mentioned case.

Please consider and deliberate on each of the criteria listed which the applicant should meet in order for their request to be approved. These are known as the Findings of Fact and need to be included in a motion for either approval or denial. Any additional Findings of Facts should be added to the motion. Also, if more information is needed, a motion to postpone would be in order.

The variance language listed was advertised to the public. As a reminder - due to the language being advertised, the ZBA may lessen the requested deviation(s) but cannot grant more than what was advertised.

** If motion is to approve, conditions can be added to the motion if appropriate. If the variances are modified, use the modified numbers in the motion. **

If you have any questions regarding the case, please give me a call at the Township ext. 5001.
SAMPLE MOTION FOR

APPROVAL OF A NON-USE VARIANCE

In the matter of ZBA case # AB-2022-02, Heather & Jon Cleland-Host, 895 Buckhorn Dr., 09-11-457-029,
I move that the petitioner’s request for:
3 variances from Zoning Ordinance #78 - Zoned R-2

Article VI, Section 6.04, Zoned R-3

1. A 21.8-ft front yard setback variance from the required 30-ft. to build an attached garage
   addition 8.2-ft. from the front property line.

Article XXVII, Section 27.02 (A)(8) Buildings, Structures, and Uses, for lot size up to ½ acre

2. A 54-sq. ft. variance above the allowed 1,150-sq. ft. total maximum floor area of all
   accessory buildings to construct an 800-sq. ft. garage addition to an existing 240-sq. ft.
   attached garage, a 100-sq. ft. shed, and a 64-sq. ft. shed for a total of 1,204-sq. ft. total
   maximum floor area of all accessory buildings.

3. A 20.24% variance above the allowed 75% maximum floor area of attached accessory
   buildings of the principal structure for a total percentage of 95.24%.

be granted because the petitioner did demonstrate that the following standards for variances have been met in
this case in that they set forth facts which show that in this case:

Please be specific how the petitioner meets this criteria

1. The petitioner does show the following Practical Difficulty (Defined: Due to unique characteristics of the
   property and not related to general conditions in the area of the property):

   ____________________________________________________
   ____________________________________________________
   ____________________________________________________

2. The following are exceptional or extraordinary circumstances or conditions applicable to the property
   involved that do not apply generally to other properties in the same district or zone:

   ____________________________________________________
   ____________________________________________________
   ____________________________________________________

3. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by
   other property in the same zone or vicinity based on the following facts:

   ____________________________________________________
   ____________________________________________________
   ____________________________________________________
4. The granting of the variance or modification will not be materially detrimental to the public welfare or materially injurious to the property or to improvements in such zone or district in which the property is located based on the following findings:


Further, based on the following findings of facts, the granting of this variance would not:

1. Impair an adequate supply of light and air to adjacent property due to:


2. Unreasonably increase the congestion in public streets due to:


3. Increase the danger of fire or endanger the public safety due to:


4. Unreasonably diminish or impair established property values within the surrounding area due to:


5. Or, In any other respect, impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Township due to:


13
SAMPLE MOTION FOR

DENIAL OF A NON-USE VARIANCE

In the matter of ZBA case \textbf{AB-2022-02}, \textbf{Heather & Jon Cleland-Host, 895 Buckhorn Dr., 09-11-457-029},
I move that the petitioner's request for:

3 variances from Zoning Ordinance \#78 - Zoned R-2

Article VI, Section 6.04, Zoned R-3

1. A 21.8-ft front yard setback variance from the required 30-ft. to build an attached garage addition 8.2-ft. from the front property line.

Article XXVII, Section 27.02 (A)(8) Buildings, Structures, and Uses, for lot size up to ½ acre

2. A 54-sq. ft. variance above the allowed 1,150-sq. ft. total maximum floor area of all accessory buildings to construct an 800-sq. ft. garage addition to an existing 240-sq. ft. attached garage, a 100-sq. ft. shed, and a 64-sq. ft. shed for a total of 1,204-sq. ft. total maximum floor area of all accessory buildings.

3. A 20.24% variance above the allowed 75% maximum floor area of attached accessory buildings of the principal structure for a total percentage of 95.24%.

Please be specific how the petitioner does not meet this criteria

be \textbf{denied} because the petitioner did not demonstrate that the following standards for variances have been met in this case:

1. The petitioner did not demonstrate Practical Difficulty because:

2. The petitioner did not establish unique or exceptional circumstances or conditions applicable to the property involved that do not apply generally to other properties in the same district or zoning because:

3. The variance is \textit{not} necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone or vicinity based on the following facts:
4. The granting of the variance or modification will be materially detrimental to the public welfare or materially injurious to the property or to improvements in such zone or district in which the property is located based on the following findings:

Further, based on the following findings of facts, the granting of this variance would:

1. Impair an adequate supply of light and air to adjacent property due to:

2. Unreasonably increase the congestion in public streets due to:

3. Increase the danger of fire or endanger the public safety due to:

4. Unreasonably diminish or impair established property values within the surrounding area due to:

5. Or, in any other respect, impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Township due to:
Charter Township of Orion Zoning Board of Appeals

Application for Appeal - Single Family Residential

NOTICE TO APPLICANT:
The following application must be completed and filed with the Township at least thirty days prior to a scheduled ZBA meeting in order to initiate an appeal. There is a non-refundable fee of $200.00 for a residential application.

Regular meetings of the ZBA are held on the second and fourth Mondays of each month at 7:00 p.m. at the Orion Township Hall, 2323 Joslyn Road, Lake Orion, Michigan 48360. A minimum of three cases are required in order to hold a meeting with a maximum of five. The applicant or a representative with written permission from the property owner must be present at the meeting.

PROOF OF OWNERSHIP MUST BE INCLUDED WITH THIS APPLICATION. Acceptable forms of documentation include: Warranty Deed, Quit Claim Deed, Land Contract, or Option to Purchase with a Copy of the Warranty Deed.

APPLICANT
Name: Heather & Jon Cleland-Host
Address: 895 Buckhorn Dr City/State/Zip: Lake Orion, MI 48362
Phone: 989-423-5932 Cell: same Fax: NA
Email: heatherclelandhost@gmail.com

PROPERTY OWNER(S)
Name(s): Heather & Jon Cleland-Host
Address: 895 Buckhorn City/State/Zip: Lake Orion, MI 48362
Phone: 989-423-5932 Cell: same Fax: NA
Email: heatherclelandhost@gmail.com

CONTACT PERSON FOR THIS REQUEST
Name: Heather Cleland-Host Phone: 989-423-5932 Email: heatherclelandhost@gmail.com

SUBJECT PROPERTY
Address: 895 Buckhorn Dr Sidewall Number: 09-11-457-029
Total Acreage: 0.289 Length of Ownership by Current Property Owner: 3 Years, 5 Months

Does the owner have control over any properties adjoining this site?

Zoning Ordinance Allowance/Requirement 35ft front yard setback Deviation requested Additional 20ft
Case #: ________________

RESIDENTIAL VARIANCE

1. Describe in detail the nature of the request. We need a variance for an additional 20 feet front yard setback to build an attached 2-car garage.

2. Describe how the request results from special or unique circumstances particular to the property, which are not applicable to other properties in the surrounding area. The proposed location is the only location it can be built due to the slope of the land, preventing an attached garage. (A detached garage also would not work because it would require an additional drive, grading, retaining walls, and engineering. Also, such a garage would obstruct the view of the lake for ourselves and neighbors and result in a decrease in property value).

3. If the appeal is granted, please explain how the variance will not be materially detrimental to the public health, safety and welfare, or to other properties or improvements in the Township: Building an attached 2-car garage in front will not affect other properties negatively. (It will positively impact them from an aesthetic point of view). See #2

4. Explain how the request is not consistent with other properties in the immediate area, please site examples if possible: Other houses have attached 2-car garages: 890 Buckhorn, 885 Buckhorn Other houses have garages close to the road: 340 Heights, 210 Susan Marie

5. Describe how the alleged practical difficulty has not been self-created. This house was originally built on this location. We have not built on the front of the house.

6. The topography of said land makes the setbacks impossible to meet because: The house is only at the grade of the road in the front and slopes significantly along the side and back.

7. Describe how strict compliance with the ordinance unreasonably prevents the owner from using the property for a permitted purpose, or to be unnecessarily burdensome. As a family with 2 working adults we need to be able to protect our means of transportation to work. Also, not having a 2-car garage decreases the value of our property relative to others who have 2-car garages.
Case #: 

8. Have there been any previous appeals involving this property? If so, when? No

9. Is this request the result of a Notice of Ordinance Violation? Yes No

I/We, the undersigned, do hereby request action by the ZBA on the variance or specified matter above, in accordance with Sections 30.06, 30.07, 30.08, 30.10, and 30.11 of the Zoning Ordinance. In support of this request the above facts are provided. I hereby certify that the information provided is accurate and the application that has been provided is complete. As the property owner (or having been granted permission to represent the owner as to this application), I hereby grant the Zoning Board of Appeals members permission to visit the property, without prior notification, as is deemed necessary.

Signature of Applicant: Heather Cleland-Host
Print Name: Heather Cleland-Host
Date: 12-23-2021

Signature of Property Owner: [Signature]
Print Name: [Signature]
Date: 12-23-2021

If applicable: I the property owner, hereby give permission to [Name] to represent me at the meeting.

OFFICE USE ONLY

Zoning Classification of property: 
Adjacent Zoning: N. S. E. W.
Total Square Footage of Principal Structure: 
Total Square Footage of Accessory Structure(s): 
Description of variance(s):

Date Filed: 
Fee Paid: 
Receipt Number: 

Lot plan for 895 Buckhorn
With proposed garage

Lot size: 12600 ft²
Bld % = 12.3%
(not incl. deck)

w/new Garage: = 16.1%

Orion Township
Planning & Zoning
6. Household animal enclosures, dog runs, central air conditioning units, heat pumps, and other mechanical system components that could, or are likely to, produce noise, odor, or other nuisances shall not be located adjacent to an adjoining property owner's living or sleeping area where windows and/or doors would be exposed to the nuisance.

It is the intent of these provisions to place the responsibility of abating or controlling nuisances on the owner of the lot where the nuisances are produced, rather than on the adjoining neighbors.

7. Accessory buildings or structures are not to be used for commercial operations other than home occupations, as defined in Article II, Section 2.01.

8. The total of all accessory buildings or structures in a single-family residentially zoned district or on a parcel used for a single-family dwelling, except as modified in Paragraph 9, shall not exceed the following (amended 11/28/83):

<table>
<thead>
<tr>
<th>LOT SIZE</th>
<th>MAXIMUM FLOOR AREA OF DETACHED ACCESSORY BUILDINGS</th>
<th>MAXIMUM FLOOR AREA OF ATTACHED ACCESSORY BUILDINGS</th>
<th>TOTAL MAXIMUM FLOOR AREA OF ALL ACCESSORY BUILDINGS *</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 1/2 acre</td>
<td>750 sq. ft.</td>
<td>75% of the principal structure</td>
<td>1,150 sq. ft.</td>
</tr>
<tr>
<td>1/2 to 1 acre</td>
<td>900 sq. ft.</td>
<td></td>
<td>1,300 sq. ft.</td>
</tr>
<tr>
<td>1 to 2.5 acres</td>
<td>1,000 sq. ft.</td>
<td></td>
<td>1,500 sq. ft.</td>
</tr>
<tr>
<td>Over 2.5 acres</td>
<td>1,400 sq. ft.</td>
<td></td>
<td>1,900 sq. ft.</td>
</tr>
</tbody>
</table>

* Includes the combined floor area of each story of the structure.

9. The total area of all accessory buildings or structures on a single-family residentially zoned parcel shall not exceed the above noted area, except in the following cases after consideration and approval by the Zoning Board of Appeals (amended 11/28/83 06/15/15):

a. On single-family residential lots, a variance may be sought to permit increased accessory building, structure or use, provided all of the following conditions are met:

i. The accessory building or structure is aesthetically compatible with, and constructed of the same color as the principal residential building or structure.

ii. The accessory building or structure, as well as the principal residential building or structure, can be accommodated on the parcel and together cover no more than twenty percent (20%) of the lot area in the Suburban Farms (SF), Suburban Estates (SE), or Suburban Ranch (SR) Zoning Districts or twenty-five percent (25%) of the lot area in the Residential 1, 2, or 3 (R-1, R-2, R-3) Zoning Districts.

iii. The principal residential building or structure contains at least the minimum floor area of living space as required for the specific zoning district and as set forth in the specific zoning district of this Zoning Ordinance. (amended 07/16/18)

iv. The accessory building or structure is used for the indoor storage of items that are permitted to be stored in a rear or side yard, but that could be unsightly if such were done.

b. On parcels of more than five (5) acres in size used for agricultural purposes, a variance may be sought from the Zoning Board of Appeals to permit additional accessory buildings or structures for the purpose of storing agricultural implements, equipment, products, livestock, and similar items.
Article VI  Single Family Residential: R-1, R-2 & R-3

Section 6.04 – Area and Bulk Requirements *(amended 01.05.87, 02.17.04, 02.07.05, 07.16.18)*

Please see the Matrix Chart in Section 6.01 for variations to these requirements by use.

<table>
<thead>
<tr>
<th></th>
<th>R-1</th>
<th>R-2</th>
<th>R-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>14,000 sq. ft.</td>
<td>10,800 sq. ft.*</td>
<td>8,400 sq. ft.*</td>
</tr>
<tr>
<td>Minimum Width of Lot</td>
<td>100 ft.</td>
<td>80 ft.</td>
<td>70 ft.</td>
</tr>
<tr>
<td>Minimum Lot Setbacks</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(in feet)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Yard**</td>
<td>40 ft.</td>
<td>35 ft.</td>
<td>30 ft.</td>
</tr>
<tr>
<td>Each Side Yard***</td>
<td>10 ft.</td>
<td>10 ft.</td>
<td>10 ft.</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>35 ft.</td>
<td>35 ft.</td>
<td>35 ft.</td>
</tr>
<tr>
<td>Minimum Floor Area/Unit</td>
<td>1,320 sq. ft.</td>
<td>1,080 sq. ft.</td>
<td>960 sq. ft.</td>
</tr>
<tr>
<td>Maximum Lot Coverage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Maximum Floor Area of All Accessory Buildings</td>
<td>See Section 27.02, A, 8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Height of Structures</td>
<td>30 ft.</td>
<td>30 ft.</td>
<td>30 ft.</td>
</tr>
</tbody>
</table>

*In those instances where public sewers are not provided, a minimum lot area of 12,500 sq. ft. shall be provided.
** Where the front setbacks of two (2) or more principal structures in any block (in the case of platted properties) or within three hundred (300) feet (in the case of unplatted properties) in existence at the time of passage of this Ordinance, within the district zoned and on the same side of the street, are less than the minimum front setbacks required herein, then any building subsequently erected within said block (or three hundred (300) feet) shall not be less and not be greater than the average depth of the front setbacks of the existing structures.
*** Where a garage door or opening faces a side lot line, said side lot setback shall be thirty (30) feet.

Section 6.05 – Sign Regulation *(amended 10.08.98, 02.21.06)*

All signs shall comply with the standards set forth in Orion Township Sign Ordinance No. 153.

Section 6.06 – Tree Preservation Regulations *(amended 08.03.00)*

The tree removal permit requirements apply to developments in these Districts, according to the terms of Section 27.12.

Section 6.07 – Wetland Setbacks *(added 09.17.07)*

The wetland setback requirements apply to developments in this District, according to the terms of Section 27.17.
AB-2022-02  895 Buchanan  09-11-457-029
.278 acres  12,109.68'²  25% = 3,027.42
Zoned  R-3

☆  Front setback required 30' requesting 8.2' variance 21.8'
Side yard setbacks required 10' will be at least 12.8' OK
Rear yard setback required 35' OK - will be more

Lot Coverage  OK
House 1,092
Deck 140
Attached Garage 240
Shed 100  (near water)
Shed 64  (near house)
Proposed Garage Addition 800  (480 + 320)
1,092 + 800 = 2,492'²

Maximum floor area of all detached structures - OK
Max. floor area of all accessory structures = 1,204  Allowed 1,150
Max. floor area of attached accessory structures not to exceed 75% of principal
1,092  75% = 819'²  240 + 800 = 1,092  = 95.24% variance 5.24%
Debra Walton

From: Jeff Williams  
Sent: Wednesday, January 26, 2022 9:18 AM  
To: Debra Walton  
Cc: Robert Duke; John Pender  
Subject: RE: Residential ZBA Documents for the February 14, 2022 ZBA Meeting

The fire department has reviewed the proposed documentation and has no concerns at this time.

Jeffrey Williams, CFPS – Fire Marshal  
Orion Township Fire Department - Fire Prevention  
3365 Gregory Road Lake Orion, MI 48359  
Fax: 248.309.6993

From: Debra Walton <dwalton@oriontownship.org>  
Sent: Tuesday, January 25, 2022 8:56 AM  
To: Jeff Williams <jwilliams@oriontownship.org>  
Subject: Residential ZBA Documents for the February 14, 2022 ZBA Meeting

Attached are two ZBA residential cases that needs to be reviewed by you for the February 14, 2022 ZBA meeting.

Thanks,

We’ve Moved! Come visit us at 2323 Joslyn Road!

Debra Walton  
Clerk  
Planning & Zoning  
2323 Joslyn Road, Lake Orion, MI 48360  
O: 248.391.0304, ext. 5002  
W: www.oriontownship.org
MEMORANDUM

TO: Zoning Board of Appeals

FROM: Lynn Harrison, Planning & Zoning Coordinator

DATE: January 28, 2022

SUBJECT: Staff Report for AB-2022-03, Scott & Kristen Kehrer, 2716 Mercury

The applicants are requesting to add a second story addition to their home. The applicants have indicated that the addition will not extend past the current footprint of house.

The house was built in 1971 and does not meet the current front yard setback requirement. The new addition is required to meet that setback and the reason for the variance.

Please contact me if you have any questions.
MOTION OPTIONS

TO: Charter Township of Orion Zoning Board of Appeals  
FROM: Lynn Harrison, Planning & Zoning Specialist  
DATE: January 27, 2022  
RE: AB-2022-03, Scott & Kristen Kehrler, 2716 Mercury Ct., 09-20-477-008

I am providing motion options for the above-mentioned case.

Please consider and deliberate on each of the criteria listed which the applicant should meet in order for their request to be approved. These are known as the Findings of Fact and need to be included in a motion for either approval or denial. Any additional Findings of Facts should be added to the motion. Also, if more information is needed, a motion to postpone would be in order.

The variance language listed was advertised to the public. As a reminder - due to the language being advertised, the ZBA may lessen the requested deviation(s) but cannot grant more than what was advertised.

** If motion is to approve, conditions can be added to the motion if appropriate. If the variances are modified, use the modified numbers in the motion.  

If you have any questions regarding the case, please give me a call at the Township ext. 5001.
SAMPLE MOTION FOR

APPROVAL OF A NON-USE VARIANCE

In the matter of ZBA case # AB-2022-03, Scott & Kristen Kehrer, 2716 Mercury Ct., 09-20-477-008, I move that the petitioner’s request for:

1 variance from Zoning Ordinance #78 – Zoned R-2

Article VI, Section 6.04

1. A 7.42 front yard setback variance from the required 35-ft. to add a second story addition 27.58-ft. from the front property line.

be granted because the petitioner did demonstrate that the following standards for variances have been met in this case in that they set forth facts which show that in this case:

Please be specific how the petitioner meets this criteria

1. The petitioner does show the following Practical Difficulty (Defined: Due to unique characteristics of the property and not related to general conditions in the area of the property):

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

2. The following are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other properties in the same district or zone:

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

3. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone or vicinity based on the following facts:

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________
4. The granting of the variance or modification will not be materially detrimental to the public welfare or materially injurious to the property or to improvements in such zone or district in which the property is located based on the following findings:


Further, based on the following findings of facts, the granting of this variance would not:

1. Impair an adequate supply of light and air to adjacent property due to:


2. Unreasonably increase the congestion in public streets due to:


3. Increase the danger of fire or endanger the public safety due to:


4. Unreasonably diminish or impair established property values within the surrounding area due to:


5. Or, In any other respect, impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Township due to:


29
SAMPLE MOTION FOR

DENIAL OF A NON-USE VARIANCE

In the matter of ZBA case # # AB-2022-03, Scott & Kristen Kehrer, 2716 Mercury Ct., 09-20-477-008, I move that the petitioner’s request for:

1 variance from Zoning Ordinance #78 – Zoned R-2

Article VI, Section 6.04

1. A 7.42 front yard setback variance from the required 35-ft. to add a second story addition 27.58-ft. from the front property line.

Please be specific how the petitioner does not meet this criteria

be denied because the petitioner did not demonstrate that the following standards for variances have been met in this case:

1. The petitioner did not demonstrate Practical Difficulty because:

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

2. The petitioner did not establish unique or exceptional circumstances or conditions applicable to the property involved that do not apply generally to other properties in the same district or zoning because:

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

3. The variance is not necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone or vicinity based on the following facts:

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________
4. The granting of the variance or modification will *be* materially detrimental to the public welfare or materially injurious to the property or to improvements in such zone or district in which the property is located based on the following findings:

Further, based on the following findings of facts, the granting of this variance would:

1. Impair an adequate supply of light and air to adjacent property due to:

2. Unreasonably increase the congestion in public streets due to:

3. Increase the danger of fire or endanger the public safety due to:

4. Unreasonably diminish or impair established property values within the surrounding area due to:

5. Or, In any other respect, impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Township due to:
Notice to Applicant:
The following application must be completed and filed with the Township at least thirty days prior to a scheduled ZBA meeting in order to initiate an appeal. There is a non-refundable fee of $200.00 for a residential application.

Regular meetings of the ZBA are held on the second and fourth Mondays of each month at 7:00 p.m. at the Orion Township Hall, 2323 Joslyn Road, Lake Orion, Michigan 48360. A minimum of three cases are required in order to hold a meeting with a maximum of five. The applicant or a representative with written permission from the property owner must be present at the meeting.

Proof of ownership must be included with this application. Acceptable forms of documentation include: Warranty Deed, Quit Claim Deed, Land Contract, or Option to Purchase with a Copy of the Warranty Deed.

Applicant
Name: Scott Kehr & Kristen Kehr
Address: 2716 Mercury Ct. City/State/Zip: Lake Orion, MI 48360
Phone: 248-393-0619 Cell: 248-568-5243 Fax: 
Email: skehrer@sdan-english.com / krispen@hotmail.com

Property Owner(s)
Name(s): Scott Kehr & Kristen Kehr
Address: 2716 Mercury Ct. City/State/Zip: Lake Orion, MI 48360
Phone: 248-393-0619 Cell: 248-568-5243 Fax: 
Email: skehrer@sdan-english.com / krispen@hotmail.com

Contact Person for this Request
Name: Scott Kehr Phone: 248-568-5243 Email: skehrer@sdan-english.com

Subject Property
Address: 2716 Mercury Ct.
Sidewalk Number: 09-20-477-003

Total Acreage: ____________ Length of Ownership by Current Property Owner: ________ Years, ________ Months

Does the owner have control over any properties adjoining this site? ________

Zoning Ordinance
Allowance/Requirement ________ Deviation requested ________

RECEIVED
DEC 23 2021
Case # A0202-03
Orion Township Planning & Zoning
Meeting Date: 2/14/2022
Case #: __________________

**RESIDENTIAL VARIANCE**

1. Describe in detail the nature of the request.

To put a second story addition above the existing garage and family room.

2. Describe how the request results from special or unique circumstances particular to the property, which are not applicable to other properties in the surrounding area.

It appears that the original front setback when the property was built is 30 feet. Our neighboring properties on the court also have garages non conforming to the zoning.

3. If the appeal is granted, please explain how the variance will/will not be materially detrimental to the public health, safety and welfare, or to other properties or improvements in the Township.

All building will be performed within the existing house footprint. No construction will adversely affect the neighboring properties.

4. Explain how the request is/is not consistent with other properties in the immediate area, please site examples if possible:
Addresses 2710 & 2704 Mercury have non conforming garages. Addresses 2695 & 2711 Mercury court have additions built over the garage.

5. Describe how the alleged practical difficulty has not been self-created.

Difficulty was created by zoning setbacks being changed after construction of the house.

6. The topography of said land makes the setbacks impossible to meet because:

Not applicable.

7. Describe how strict compliance with the ordinance unreasonably prevents the owner from using the property for a permitted purpose, or to be unnecessarily burdensome.

We would like to use the existing footprint to build an addition. To expand the footprint to the rear of the house would cause additional expense and may be more disruptive to our neighbors.
Case #: ______________

8. Have there been any previous appeals involving this property? If so, when? None Known

9. Is this request the result of a Notice of Ordinance Violation? ☐ Yes ☒ No

I/We, the undersigned, do hereby request action by the ZBA on the variance or specified matter above, in accordance with Sections 30.06, 30.07, 30.08, 30.10, and 30.11 of the Zoning Ordinance. In support of this request the above facts are provided. I hereby certify that the information provided is accurate and the application that has been provided is complete. As the property owner (or having been granted permission to represent the owner as to this application), I hereby grant the Zoning Board of Appeals members permission to visit the property, without prior notification, as is deemed necessary.

Signature of Applicant: ___________________________ Date: 12/23/21
Print Name: Scott Keiter

Signature of Property Owner: ___________________________ Date: 12/23/21
Print Name: Scott Keiter

If applicable:
I the property owner, hereby give permission to ___________________________ to represent me at the meeting.

OFFICE USE ONLY

Zoning Classification of property: ___________________________ Adjacent Zoning: N. S. E. W.

Total Square Footage of Principal Structure: ___________ Total Square Footage of Accessory Structure(s): ___________

Description of variance(s):

______________________________________________________________________________

______________________________________________________________________________

______________________________________________________________________________

______________________________________________________________________________

Date Filed: ___________________________ Fee Paid: ___________________________ Receipt Number: ___________________________
Article VI  Single Family Residential: R-1, R-2 & R-3

Section 6.04 – Area and Bulk Requirements  (amended 01.05.87, 02.17.04, 02.07.05, 07.16.18)

Please see the Matrix Chart in Section 6.01 for variations to these requirements by use.

<table>
<thead>
<tr>
<th></th>
<th>R-1</th>
<th>R-2</th>
<th>R-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>14,000 sq. ft.</td>
<td>10,800 sq. ft.*</td>
<td>8,400 sq. ft.*</td>
</tr>
<tr>
<td>Minimum Width of Lot</td>
<td>100 ft.</td>
<td>80 ft.</td>
<td>70 ft.</td>
</tr>
<tr>
<td>Minimum Lot Setbacks</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(in feet)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Yard**</td>
<td>40 ft.</td>
<td>35 ft.</td>
<td>30 ft.</td>
</tr>
<tr>
<td>Each Side Yard***</td>
<td>10 ft.</td>
<td>10 ft.</td>
<td>10 ft.</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>35 ft.</td>
<td>35 ft.</td>
<td>35 ft.</td>
</tr>
<tr>
<td>Minimum Floor Area/Unit</td>
<td>1,320 sq. ft.</td>
<td>1,080 sq. ft.</td>
<td>960 sq. ft.</td>
</tr>
<tr>
<td>Maximum Lot Coverage</td>
<td></td>
<td>25%</td>
<td></td>
</tr>
<tr>
<td>Total Maximum Lot Coverage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All Accessory Buildings</td>
<td></td>
<td>See Section 27.02, A, 8</td>
<td></td>
</tr>
<tr>
<td>Height of Structures</td>
<td>30 ft.</td>
<td>30 ft.</td>
<td>30 ft.</td>
</tr>
</tbody>
</table>

*In those instances where public sewers are not provided, a minimum lot area of 12,500 sq. ft. shall be provided.
** Where the front setbacks of two (2) or more principal structures in any block (in the case of platted properties) or within three hundred (300) feet (in the case of unplatted properties) in existence at the time of passage of this Ordinance, within the district zoned and on the same side of the street, are less than the minimum front setbacks required herein, then any building subsequently erected within said block (or three hundred (300) feet) shall not be less and not be greater than the average depth of the front setbacks of the existing structures.
*** Where a garage door or opening faces a side lot line, said side lot setback shall be thirty (30) feet.

Section 6.05 – Sign Regulation  (amended 10.08.98, 02.21.06)

All signs shall comply with the standards set forth in Orion Township Sign Ordinance No. 153.

Section 6.06 – Tree Preservation Regulations  (amended 08.03.00)

The tree removal permit requirements apply to developments in these Districts, according to the terms of Section 27.12.

Section 6.07 – Wetland Setbacks  (added 09.17.07)

The wetland setback requirements apply to developments in this District, according to the terms of Section 27.17.
AB-2022-03  2716 Mercury  09-20-477-008
0.266 acres  11,586.96 ft²  25% = 2,896.74 ft²

Zoned R-2

The addition is above the existing family room and garage; maintaining the same footprint.

Front yard setback requirement is 35' proposing 27.58'

Variance of 7.42'

Rear yard setbacks  OK

Lot coverage  OK
Debra Walton

From: Jeff Williams  
Sent: Wednesday, January 26, 2022 9:18 AM  
To: Debra Walton  
Cc: Robert Duke; John Pender  
Subject: RE: Residential ZBA Documents for the February 14, 2022 ZBA Meeting

The fire department has reviewed the proposed documentation and has no concerns at this time.

---

Jeffrey Williams, CFPS – Fire Marshal  
Orion Township Fire Department - Fire Prevention  
3365 Gregory Road Lake Orion, MI 48359  
Fax: 248.309.6993

From: Debra Walton <dwalton@oriontownship.org>  
Sent: Tuesday, January 25, 2022 8:56 AM  
To: Jeff Williams <jwilliams@oriontownship.org>  
Subject: Residential ZBA Documents for the February 14, 2022 ZBA Meeting

Attached are two ZBA residential cases that needs to be reviewed by you for the February 14, 2022 ZBA meeting.

Thanks,

We’ve Moved! Come visit us at 2323 Joslyn Road!

Debra Walton  
Clerk  
Planning & Zoning  
2323 Joslyn Road, Lake Orion, MI 48360  
O: 248.391.0304, ext. 5002  
W: www.oriontownship.org
MEMORANDUM

TO: Zoning Board of Appeals
FROM: Lynn Harrison, Planning & Zoning Coordinator
DATE: January 28, 2022
SUBJECT: Staff Report for AB-2022-04, Veres Signs for Sycamore Creek Ground Sign

The applicant has applied to replace the existing ground sign with a new one for this community.

The new sign exceeds the height and square footage allowed for the zoning district.

The proposed sign does meet the required setback from the road right-of-way.

Please contact me if you have any questions.
MOTION OPTIONS

TO: Charter Township of Orion Zoning Board of Appeals

FROM: Lynn Harrison, Planning & Zoning Specialist

DATE: January 27, 2022


I am providing motion options for the above-mentioned case.

Please consider and deliberate on each of the criteria listed which the applicant should meet in order for their request to be approved. These are known as the Findings of Fact and need to be included in a motion for either approval or denial. Any additional Findings of Facts should be added to the motion. Also, if more information is needed, a motion to postpone would be in order.

The variance language listed was advertised to the public. As a reminder - due to the language being advertised, the ZBA may lessen the requested deviation(s) but cannot grant more than what was advertised.

** If motion is to approve, conditions can be added to the motion if appropriate. If the variances are modified, use the modified numbers in the motion. **

If you have any questions regarding the case, please give me a call at the Township ext. 5001.
SAMPLE MOTION FOR

APPROVAL OF A NON-USE VARIANCE

In the matter of ZBA case # AB-2022-04, Jonathan Townsend/Veres Signs for Sycamore Creek Apt., 3355 Thornwood Trail, 09-29-101-004, I move that the petitioner’s request for:

2 variances from Sign Ordinance #153

- Section 7 – Residential Zoned Areas; Ground Signs Zoned RM-1
  1. A 1.75-ft. height variance above the allowed 6-ft. for a residential ground sign to be 7.75-ft. high.
  2. A 54.6-sq. ft. size variance above the allowed 41-sq. ft. for a residential ground sign to be 95.6-sq. ft.

be granted because the petitioner did demonstrate that the following standards for variances have been met in this case in that they set forth facts which show that in this case:

Please be specific how the petitioner meets this criteria

1. The petitioner does show the following Practical Difficulty (Defined: Due to unique characteristics of the property and not related to general conditions in the area of the property):

2. The following are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other properties in the same district or zone:

3. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone or vicinity based on the following facts:
4. The granting of the variance or modification will not be materially detrimental to the public welfare or materially injurious to the property or to improvements in such zone or district in which the property is located based on the following findings:


Further, based on the following findings of facts, the granting of this variance would not:

1. Impair an adequate supply of light and air to adjacent property due to:


2. Unreasonably increase the congestion in public streets due to:


3. Increase the danger of fire or endanger the public safety due to:


4. Unreasonably diminish or impair established property values within the surrounding area due to:


5. Or, In any other respect, impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Township due to:


44
SAMPLE MOTION FOR

DENIAL OF A NON-USE VARIANCE

In the matter of ZBA case # AB-2022-04, Jonathan Townsend/Veres Signs for Sycamore Creek Apt., 3355 Thornwood Trail, 09-29-101-004, I move that the petitioner’s request for:

2 variances from Sign Ordinance #153

Section 7 – Residential Zoned Areas; Ground Signs Zoned RM-1

1. A 1.75-ft. height variance above the allowed 6-ft. for a residential ground sign to be 7.75-ft. high.

2. A 54.6-sq. ft. size variance above the allowed 41-sq. ft. for a residential ground sign to be 95.6-sq. ft.

Please be specific how the petitioner does not meet this criteria

be denied because the petitioner did not demonstrate that the following standards for variances have been met in this case:

1. The petitioner did not demonstrate Practical Difficulty because:

   ______________________________________________________
   ______________________________________________________
   ______________________________________________________

2. The petitioner did not establish unique or exceptional circumstances or conditions applicable to the property involved that do not apply generally to other properties in the same district or zoning because:

   ______________________________________________________
   ______________________________________________________
   ______________________________________________________

3. The variance is not necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone or vicinity based on the following facts:

   ______________________________________________________
   ______________________________________________________
4. The granting of the variance or modification will be materially detrimental to the public welfare or materially injurious to the property or to improvements in such zone or district in which the property is located based on the following findings:

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

Further, based on the following findings of facts, the granting of this variance would:

1. Impair an adequate supply of light and air to adjacent property due to:

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

2. Unreasonably increase the congestion in public streets due to:

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

3. Increase the danger of fire or endanger the public safety due to:

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

4. Unreasonably diminish or impair established property values within the surrounding area due to:

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

5. Or, In any other respect, impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Township due to:

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
NOTICE TO APPLICANT:
The following application must be completed and filed with the Township at least thirty days prior to a scheduled ZBA meeting in order to initiate an appeal. There is a non-refundable fee of $200.00 for a residential application.

Regular meetings of the ZBA are held on the second and fourth Mondays of each month at 7:00 p.m. at the Orion Township Hall, 2525 Josslyn Road, Lake Orion, Michigan 48360. A minimum of three cases are required in order to hold a meeting with a maximum of five. The applicant or a representative with written permission from the property owner must be present at the meeting.

PROOF OF OWNERSHIP MUST BE INCLUDED WITH THIS APPLICATION. Acceptable forms of documentation include: Warranty Deed, Quit Claim Deed, Land Contract, or Option to Purchase with a Copy of the Warranty Deed.

APPLICANT
Name:  Jonathan Townsend (Veres Signs)

Address:  749 Sherbrooke  City/State/Zip:  Commerce, MI 48183

Phone:  248-716-9128  Cell: 734-777-4152  Fax: 

Email:  jonathan@vegsigns.com

PROPERTY OWNER(S)
Name(s):  St. Claire Properties, LLC D/B/A Sycamore Creek Apartments (Edward Rose & Sons)

Address:  38525 Woodward Ave  City/State/Zip:  Bloomfield Hills, MI 48304

Phone:  248-686-5500  Cell:  Fax:

Email:  George_Mann@edwardrose.com

CONTACT PERSON FOR THIS REQUEST
Name:  Jonathan Townsend  Phone:  734-777-4152  Email:  jonathan@vegsigns.com

SUBJECT PROPERTY
Address:  3355 Thornwood Trail, Lake Orion, MI 48359  Sidwell Number:  09-29-101-004

Total Acreage:  38  Length of Ownership by Current Property Owner:  22 Years, 3 Months

Does the owner have control over any properties adjoining this site?  no

Zoning Ordinance  Total sign area / overall sign height
Allowance/Requirement  Deviation requested 54.6 sq ft. / 1'7" overall height
(total structure) / (architectural trees)
Case #: ____________________

RESIDENTIAL VARIANCE

1. Describe in detail the nature of the request. Sycamore Creek Apartments is in the process of renovating our new entranceway including a new monument sign with architectural elements and landscaping. We are requesting two variances for a new ground sign from Ord. 153-16: Maximum Sign Area: 95.6 Sq. Ft., a 54.6 Sq. Ft. variance, and Maximum Height: 7'-9"H, a 1'-9"H variance.

2. Describe how the request results from special or unique circumstances particular to the property, which are not applicable to other properties in the surrounding area. Sycamore creek is a large apartment complex located on Baldwin Rd surrounded by mostly undeveloped land and commercial properties. Baldwin Road was recently redeveloped and now has a large center median. The proposed sign would be 54’ back from the centerline of SB Baldwin Road and 130’ from the centerline of NB Baldwin Road, a substantial viewing distance with a 45 MPH speed limit with residential zoning.

3. If the appeal is granted, please explain how the variance will/will not be materially detrimental to the public health, safety and welfare, or to other properties or improvements in the Township. The size of the proposed sign is within the spirit of the ordinance the stone base, planters, and tree sculpture are causing us to exceed the height and total area. The actual signage identifying the property is within the RM-1 ordinance. The overall size of the sign is consistent with the size of the entrance and new viewing distances from Baldwin Rd. Surrounding properties will not be impacted by the sign.

4. Explain how the request is/is not consistent with other properties in the immediate area, please site examples if possible: Other properties in the area are either commercial or single family residential setback far off the road without a visual line to the proposed sign structure.

5. Describe how the alleged practical difficulty has not been self-created. Baldwin road was expanded from 2 lanes to a 4 lane divided highway with a wide center median increasing viewing distance substantially. Additionally, the apartment complex entrance was pushed back with the road construction further increasing the viewing distance.

6. The topography of said land makes the setbacks impossible to meet because: Sign meets and exceeds RM-1 setbacks

7. Describe how strict compliance with the ordinance unreasonably prevents the owner from using the property for a permitted purpose, or to be unnecessarily burdensome. Proper identification is critical to apartment complex residents, visitors, owners, and emergency services. RM-1 Zoning is difficult to provide proper identification on the new larger Baldwin Road.

**Please see attached letter.
8. Have there been any previous appeals involving this property? If so, when?  no.

9. Is this request the result of a Notice of Ordinance Violation?  Yes  No

I/We, the undersigned, do hereby request action by the ZBA on the variance or specified matter above, in accordance with Sections 30.06, 30.07, 30.08, 30.10, and 30.11 of the Zoning Ordinance. In support of this request the above facts are provided. I hereby certify that the information provided is accurate and the application that has been provided is complete. As the property owner (or having been granted permission to represent the owner as to this application), I hereby grant the Zoning Board of Appeals members permission to visit the property, without prior notification, as is deemed necessary.

Signature of Applicant:  
(must be original ink signature)  
Date:  12/17/21

Print Name:  Jonathan Townsend

Signature of Property Owner:  
(must be original ink signature)  
Date:  12/10/21

Print Name:  St. Claire Properties, L.L.C.  
D/B/A Sycamore Creek Apartments  
By:  Warren Rose, Manager

If applicable:  I the property owner, hereby give permission to  Jonathan Townsend  to represent me at the meeting.

OFFICE USE ONLY

Zoning Classification of property:  
Adjacent Zoning:  N.  S.  E.  W.

Total Square Footage of Principal Structure:  
Total Square Footage of Accessory Structure(s):  

Description of variance(s):

Date Filed:  
Fee Paid:  
Receipt Number:  
December 17, 2021

TO: Charter Township of Orion, Zoning Board of Appeals

RE: Sign Appeal, Sycamore Creek Apartments, 3355 Thornwood Trail

Zoning Board of Appeals,

Sycamore Creek Apartments is in the process of renovating our new entranceway including a new monument sign with architectural elements and landscaping. We are requesting two variances for a new ground sign from Ordinance 153-16: Maximum Sign Area of 95.6 Sq. Ft., a 54.6 Sq. Ft. variance, and a Maximum Height of 7'-9"H, a 1'-9"H variance. This sign is located on the newly expanded Baldwin Road going from 2 to 4 lanes with an added large center median and is 54’ back from the centerline of SB Baldwin Road and 130’ from the centerline of NB Baldwin Road. Additionally, the entrance island was pushed back in the process. This road expansion caused a substantial viewing distance increase with a 45 MPH speed limit for RM-1 zoning.

**Height Variance**

The requested height variance of 1'-9" is not to allow for high signage but accommodate the architectural tree pillars. The sign panel is only 4'-2"H above finished grade with the overall sign height at 4'-9"H, 1'-3" under the required 6` high overall height. The architectural tree sculpture pillars very in height (4'-3"H - 7'-9"H) adding architectural interest to the entrance.

**Size Variance**

The total area of the structure is 95.6 Sq. Ft. as noted in our variance request although the actual “SYCAMORE CREEK APARTMENTS” sign panel is only 25 Sq. Ft. in total area. Our actual sign panel is 10 Sq. Ft. less than the RM-1 Sign Area ordinance with the remaining 70.5 Sq Ft. of area being the stone base and tree sculpture pillars. Additionally, per Ord. 153-16 Footnote 3 our total sign area can be increased by 6 Sq. Ft. from 35 to 41 Sq. Ft. since our setback is 12’ past the required 20’ setback.

We look forward to discussing this project with the Zoning Board of Appeals and answer any questions. Thank you for your consideration in this matter.

Sincerely,

Jonathan Townsend, Veres Signs
AB-2022-04
Sycamore Creek Apartments
on Baldwin between Waldon Rd & Maybee Rd.
Zoned RM-1

Maximum height allowed 6'
Requesting 7'-9" variance of 1.75" - ft.

Maximum Sign Area Allowed 35 sq ft
+ 1' for every 2' exceeds setback 6 sq ft
\[\frac{6}{41} \text{ sq ft}\]

Requesting 95.6 sq ft variance of 54.6 sq ft

Row setback required 20' will be 32' = 6 sq ft additional Sign Area
SOUTH ELEVATION

SIGN AREA CALCULATION:

<table>
<thead>
<tr>
<th>Area Description</th>
<th>Area (SQ. FT.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL STRUCTURE AREA</td>
<td>95.5</td>
</tr>
<tr>
<td>SIGN PANEL</td>
<td>25</td>
</tr>
<tr>
<td>STONE BACKGROUND</td>
<td>73.8</td>
</tr>
<tr>
<td>TREE SCULPTURE CUTOUT</td>
<td>15.72</td>
</tr>
<tr>
<td>TREE PILLAR BACKGROUND</td>
<td>21.8</td>
</tr>
</tbody>
</table>

Colors:
- MATTHEWS PAINT MP18099 PLATINUM METALLIC
- MATTHEWS PAINT MP20353 NOBLE GOLD METALLIC

Revisions:

MAIN SIGN ELEVATIONS - SQUARE FOOTAGE CALCULATION

52
SYCAMORE CREEK ENTRANCE MONUMENT SIGN

Project:
Sycamore Creek Apartments

Project Address:
3355 Thornwood Trail
Lake Orion, MI 48359

Date:
7/22/2021

Drawn By:
Townsend

Filename:
SycamoreCreek_Concepts

Scale:
Scale 53

Colors:
- MATTHEWS PAINT MP18099 Platinum Metallic
- CORTEN FINISH ON ALUMINUM
- MATTHEWS PAINT MP20333 Noble Gold Metallic

Revisions

Sheet:
1

SYCAMORE CREEK APARTMENTS

RECEIVED
JAN 2 2022

Orion Township Planning & Zoning
Typography
ITC Berkley Oldstyle Standard Black Bold

ABCD EFGHIJKLMNOPQRSTUVWXYZ
abcdefg hjklmnopqrstuvwxyz
123456789

Colors Palette

Metallic Silver

MP18099 (Matthews Paint)
Platinum Sparkle Metallic
CMYK: 27 / 22 / 19 / 0
RGB: 187 / 187 / 191

COR-TEN Finish on Aluminum

COR-TEN RUSTED PAINT FINISH
Rust Finish on Aluminum

Metallic Gold

MP20353 (Matthews Paint)
Platinum Sparkle Metallic
CMYK: 31 / 37 / 57 / 3
RGB: 176 / 151 / 118

Cultured Stone

Boral Pro-Fit Alpine Ledgestone (Chardonnay)
NORTH ELEVATION

1. 23'-0".
2. Sycamore Creek Apartments
3. NORTH ELEVATION
4. SECTION @ MIDDLE
5. MAIN SIGN DETAILS
6. SCALE 57
7. DRAWN BY: Townsend
8. FILENAME: SycamoreCreek_Concepts
9. PROJECT: Sycamore Creek Apartments
10. PROJECT ADDRESS: 3355 Thornwood Trail
11. LAKE ORION, MI 48359
12. DATE: 7/22/2021
13. COLORS:
   - MATTHEWS PAINT MP18099 PLATINUM METALLIC
   - COR-TEN FINISH ON ALUMINUM
   - MATTHEWS PAINT MP20353 NOBLE GOLD METALLIC

---

1. .125" ALUMINUM SIGN FACE WITH CUTOUT LETTERS AND BACKGROUND LED LIGHTING (SEE NIGHT SIMULATION) WRAPPED AROUND STREET FACING END OF SIGN.
2. 4 MONOLITH ALUMINUM TOWERS WITH CUT ALUMINUM TREE GRAPHIC ATTACHED WITH BLIND STUDS
3. .25" ALUMINUM TREE WITH RUST COR-TEN STYLE PAINT FINISH MOUNTED TO TOWERS WITH BLIND STUDS
4. BOREL PRO-FIT ALPINE LEDGESTONE CHARDONNAY CULTURED STONE
5. 2" THICK LIMESTONE CAPS WITH WATERFALL EDGE DOWN BACK OF SIGN
6. REINFORCED CONCRETE FOOTING TO FROST LINE WITH REBAR PINNING TO CMU BLOCK
7. ELECTRICAL CONDUIT THROUGH FOOTING ELECTRICAL TO BE BROUGHT TO SIGN LOCATIONS BY OWNERS ELECTRICIAN
8. CMU BLOCK PINNED TO FOOTING
9. 4" DIA. FRENCH DRAIN IN MEDIUM GRAVEL
10. TOP SOIL
11. 0'-10" [PLANTING AREA]
12. 1'-0" [PLANTING AREA]
13. 12'-1"
14. 3'-7"
15. 3'-2"
**NAME PANEL DETAIL**

- **SOUTH PANEL**
  - Name Panel
  - 2.25" Standoff from stone
  - Stone wall
  - 1" Gold painted accent line
  - .125" Thick painted aluminum panel

- **EAST PANEL**
  - Cutout letters
  - Font: ITC Berkeley Oldstyle Std Blk

- **NORTH PANEL**
  - LED wall lighting on back of panel
  - Blind stud mounting

**SIGN ELEMENT DETAILS**

**SIGN AREA CALCULATION:**

- Total structure area: 95.5 sq. ft.
- Sign panel: 25 sq. ft. [RED]
- Stone background: 73.8 sq. ft. [PURPLE]
- Tree sculpture cutout: 15.72 (Visible head on) [PINK]
- Tree pillar background: 21.8 (Visible head on) [ORANGE]

**SIGN SQUARE FOOTAGE CALCULATIONS**

- Sheet: 6
**TOWER LAYOUT**

1. **1.25" ALUMINUM SIGN FACE WITH INTERNAL FRAME**
2. **.25" ALUMINUM TREE WITH RUST COR-TEN STYLE PAINT FINISH MOUNTED TO TOWERS WITH BLIND STUDS**
3. **3.5" VERTICAL SUPPORT**
4. **3/4" x 18" GALVANIZED BENT ANCHOR BOLTS SET IN CONCRETE**
5. **.5" ALUMINUM PLATE WELDED TO SIGN FRAME (SEE PLATE DETAIL)**
6. **TOWERS**
7. **LINEAR LED WALL WASH FIXTURE**
8. **DIRECT BURY LOW VOLTAGE WIRE**
9. **WATERPROOF ELECTRICAL BOX SET IN CONCRETE**

**TOP VIEW LAYOUT**

**FOOTING LAYOUT/SECTION**

**MONOLITH TOWER DETAIL**

---

**VEGAS**

**Project:**
Sycamore Creek Apartments

**Project Address:**
3355 Thornwood Trail
Lake Orion, MI 48359

**Date:**
7/22/2021

**Drawn By:**
Townsend

**Filename:**
SycamoreCreek_Concepts

**Scale:**
59

**Colors:**
- MATTHEWS PAINT MP108099 PLATINUM METALLIC
- COR-TEN FINISH ON ALUMINUM
- MATTHEWS PAINT MP20353 NOBLE GOLD METALLIC

**Revisions**

---

**Sheet:**
7
WIRE/SPRINKLER SLEEVE LAYOUT

1. WATERPROOF ELECTRICAL BOX SET IN CONCRETE - ALL LOW VOLTAGE LEDS TERMINATE IN THIS BOX. LED POWER SUPPLIES IN BOX.
2. EXTRUDED ALUMINUM LED TRACK WITH LED TAPE EMBEDDED IN LIMESTONE CAP TO WASH LIGHT STONE
3. LED WELL LIGHTS
4. LED BACKLITTING ON SIGN PANEL TO LIGHT STONE
5. 2" PVC SPRINKLER LINE SLEEVE TO EACH PLANTER BY MASON

WIRE KEY
- INCOMING 120VAC POWER
- LED WIRE - LED WASH LIGHT STRIPS
- LED WIRE - TOWER UPLIGHTING
- LED WIRE - SIGN PANEL HALO LIGHTING
- LED WIRE - WELL LIGHTING
- LED WIRE - TOWER UPLIGHTING
- SPRINKLER SLEEVE - 2" PVC

SPRINKLER/ELECTRICAL SLEEVE LAYOUT

VEGAS
Project:
Sycamore Creek Apartments
Project Address:
3355 Thornwood Trail
Lake Orion, MI 48359
Date:
7/22/2021
Drawn By:
Townsend
Filename:
SycamoreCreek_Concepts
Scale:
60
Colors:
☐ MATTHEWS PAINT
☐ MP18099 PLATINUM METALLIC
☐ COR-TEN FINISH ON ALUMINUM
☐ MATTHEWS PAINT MP20353 NOBLE GOLD METALLIC
Revisions

Sheet:
8
SOUTH ELEVATION

1. WATERPROOF ELECTRICAL BOX SET IN CONCRETE - ALL LOW VOLTAGE LEDS TERMINATE IN THIS BOX. LED POWER SUPPLIES IN BOX.

2. EXTRUDED ALUMINUM LED TRACK WITH LED TAPE EMBEDDED IN LIMESTONE CAP TO WASH LIGHT STONE

3. LED WELL LIGHTS

4. LED BACKLIGHTING ON SIGN PANEL TO LIGHT STONE
Residential Zoned Areas

Ground Signs

These requirements shall govern sign use, area, type, height, numbers, and setbacks, in addition to requirements elsewhere in this Ordinance.

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>SF, SE, SR, R-1, R-2, R-3, RM-1, RM-2, MHP, BIZ - Residential &amp; Institutional in Use Group A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Signs</td>
<td>1 per vehicular entrance to a Subdivision/Site Condominium, multiple-family complex or Mobile Home Park</td>
</tr>
<tr>
<td>Overall Height</td>
<td>6 ft.</td>
</tr>
<tr>
<td>Sign Area</td>
<td>35 sq. ft. per side; maximum 70 sq. ft.</td>
</tr>
<tr>
<td>Setback - shall be measured at existing ROW or as req'd by RCOC</td>
<td>20 ft. from ROW</td>
</tr>
<tr>
<td>Footnotes</td>
<td>3</td>
</tr>
</tbody>
</table>

3 The sign area may be increased by one (1) square foot per side for each two (2) feet by which the sign is set back beyond the minimum required setback, provided that the resulting sign area is not more than three (3) times the sign area permitted in the district and is not greater than one hundred and fifty (150) square feet.
TO: The Charter Township of Orion Zoning Board of Appeals

FROM: Lynn Harrison, Planning & Zoning Coordinator

DATE: January 28, 2022

RE: Planning & Zoning Training

Attached is a pamphlet from Michigan Association of Planning with some upcoming virtual training events. Please review the subject matter as it may be a course you have already taken. However, feel free to let me know if you wish to take a refresher course.

Please let me know at least 5 business days prior to the event to avoid the $25 late registration fee.

Thank you.
ON-SITE WORKSHOPS

Can't make the scheduled workshops?

Bring the training to your community through MAP’s on-site program!

MAP’s on-site workshops are a flexible and affordable way to bring training to your community. You pick the topic, date, location, and attendees - MAP provides the instructor and the materials. Collaborating with neighboring communities provides added value to the workshop and helps cover costs.

Contact Amy Vansen at (734)913-2000 or avansen@planningmi.org for details.

WHAT MAKES THESE WORKSHOPS VALUABLE?

MAP’s credibility as a land use leader is widely recognized, assuring the highest quality educational experience.

Many workshops receive a comprehensive guidebook (noted in description)

Our new Build Your Own Workshop provides training using a dozen modules that can be mixed and matched to fit your needs, and viewed at your convenience.

CANCELLATION POLICY

For cancellations received in writing 10 business days prior to the workshop, a refund (minus a $25 administration fee) will be given. Those received less than 10 days prior will not be refunded. You may identify a substitute or view the recorded workshop.

Students: The student discount is intended to make the workshops affordable for all full-time student members. Student members enrolled in a minimum of 12 under grad credit hours or 9 grad hours are eligible. We will verify enrollment and course load.

CALENDAR OF EVENTS

February 5, 2022
Student MAP Conference
Online | GVSU

February 10, 2022
Transportation Bonanza 13 Conference
Online

March 1 & 2, 2022
Zoning Administration Workshop
Online

March 8, 2022
Risk Management Workshop
Online

March 10, 2022
Zoning Ordinance: A to Z Workshop
Online

March 15, 2022
Zoning Board of Appeals Workshop
Online

March 16, 2022
Planning & Zoning Essentials Workshop
Capital Improvements Program Workshop
Frankenmuth | Bavarian Inn Lodge

March 21 & 22, 2022
Planning & Zoning Essentials Workshop
Online

May 2022
Spring Institute
Lansing | Radisson Hotel

October 12-14, 2022
Planning Michigan Conference
 Mackinac Island | Mission Point

WHO SHOULD ATTEND?

- Planning commissioners and ZBA members
- Elected and appointed officials
- Zoning administrators
- Emerging planning professionals
- Planning students (special member rate)
- MSU Extension Master Citizen Planners

Michigan Association of Planning
A chapter of the American Planning Association

PLANNING & ZONING TRAINING
For Elected and Appointed Officials

REGISTRATION INFORMATION

APA MI

www.planningmi.org
(734) 913-2000
OFFICIALS TRAINING  By the Michigan Association of Planning

The Michigan Association of Planning's education programs provide participants with the skills to make better land use decisions. Our knowledgeable and experienced instructors enable elected officials to better understand their roles and responsibilities, and innovative planning tools and techniques. We make it easy for you to receive the training necessary to keep up with the ever-changing land use landscape. This year, training will be live, but most are virtual. These virtual sessions will be recorded. We are planning two live in-person training programs on March 16, 2022 in Frankenmuth.

MANAGING RISK: MAKING SOUN D PLANNING & ZONING DECISIONS
2.5 Master Citizen Planner Credits
March 8th | 6:00 PM | Virtual
Member fee: $70
Instructor: Emily Palacios, JD, University of Michigan

As more communities face litigation related to planning and zoning decisions, this is essential training for all elected officials, planning commissioners, zoning board of appeals members and emerging planning professionals. Topics include identifying a conflict of interest, applying discretionary standards and how your comprehensive plan can minimize risk. Course includes guidebook.

PLANNING & ZONING ESSENTIALS
This program counts toward one session of the MSU Extension Citizen Planner Program

March 16th | 12 - 4:30 PM | Frankenmuth
Member fee: $115, includes light meal
Instructors: Doug Piggott, AICP, Rowe Professional Services
Jason Ball, AICP, Rowe Professional Services

March 21st and 22nd | 6 - 8 PM | Virtual
Member fee: $80
Instructor: Adam Young, AICP Wade Trim

The most requested training product we offer. This course is designed to boost confidence by sharpening skills, examining roles and responsibilities, identifying conflicts of interest, understanding legal foundations, and more!

A robust introduction for new planning commissioners and zoning board of appeals, but also a great refresher for more experienced officials looking to build upon existing knowledge. Public hearing procedures, site plan review, master planning, zoning ordinances, variances, how to determine practical difficulty, and standards for effective decision-making are covered.

It provides a broad overview for students and emerging planners who want to learn about planning procedures in Michigan. Special pricing for student members. Course includes a guidebook.

ZONING ORDINANCE A to Z
2.5 Master Citizen Planner Credits
March 10th | 2 - 4:30 PM | Virtual
Member fee: $80
Instructor: Kathleen Duffy, AICP SmithGroup

This brand new MAP workshop to provide local decision makers with everything they need to know about this important regulatory, police power tool. A brief history of zoning, alternative ways to zone, a tour of a typical zoning ordinance including tips and best practices, zoning approval processes, and enforcement are all on the agenda. Course includes a guidebook.

ZONING ADMINISTRATION
3.5 Master Citizen Planner Credits | 3.5 AICP CM Credits
March 1st and 2nd | 2 - 4 PM | Virtual
Member fee: $95
Instructor: Jacob Kaun, AICP

This program is for zoning administrators in rural, suburban, or urban settings as well as municipal officials, other staff members, or citizens interested in a more complete understanding of all facets of zoning administration from legal basis to record keeping to enforcement. Course includes a reference guidebook.

COVID-19 Policy: Check MAP's website for the most up to date information. www.planningmi.org

CANCELLATION POLICY: On reverse side. MAIL, FAX, OR EMAIL FORMS TO: 1919 West Stadium Boulevard, Suite 4, Ann Arbor, MI 48103 Phone: (734) 913-2000  Fax: (734) 913-2061  E-mail: info@planningmi.org  www.planningmi.org