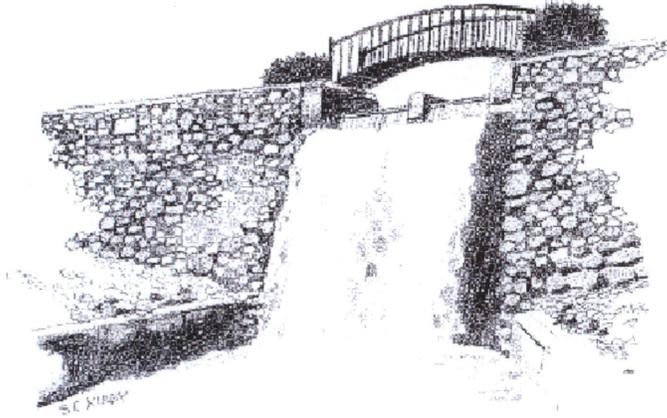


*Jeffrey Bogema*

*Roland (Gus) Taylor, Chair*

*Randy Beister*

*Ronald Kuivenhoven*



*Steve Gazdag*

*Jodi Colby (alternate)*

*Clyde (Bub) Sherwood III*

*(alternate)*

## **Charter Township of Comstock Zoning Board of Appeals Meeting**

### **AGENDA**

**November 22, 2016 at 4:00 P. M.**

1. Call to Order
2. Public Comment on Non-Agenda Items
3. Approve Minutes September 27, 2016 Meeting
4. **Fence Variance: Consumers Energy Company (8621 East K Avenue)**  
Zoning Board of Appeals to consider request for a variance from the fencing limitations of Section 4.06.1 of the Zoning Ordinance to allow a fence height of 7 feet where limit is 6 feet and use of barb-wire strands on top of the fence in a residential zoning district.
5. **Frontage Variance: John Payne, Business One USA (2920 and 3005 Business One Drive)**  
Zoning Board of Appeals to consider request for a variance from the public street frontage requirements of Section 4.02.2 of the Zoning Ordinance to allow a land division resulting in two parcels without frontage on a public street.
6. **Freestanding and Wall Sign Variance: Zeigler Motorsports (5001 Park Circle Drive)**  
Zoning Board of Appeals to consider request for a variance from the planned unit development sign standards of Section 25.04L2 of the Zoning Ordinance to allow a sign package for Zeigler Motorsports and the Tap House restaurant that exceeds the wall sign and freestanding sign size and quantity limitations.
7. Adopt 2017 Meeting Dates
8. Adjournment

Next Meeting - December 20, 2016

6138 King Highway, Kalamazoo MI 49048 - P.O. Box 449, Comstock MI 49041-0449 (269) 381-2360

# ZONING BOARD OF APPEALS

## STANDARD OPERATING PROCEDURES

As the ZBA considers applications, this process will be followed:

1. Chair will generally introduce the request from language on the agenda.
2. Staff will present the Staff Report.
3. ZBA Members will ask questions of Staff, if any.
4. Chair will direct the applicant to approach the podium and present comments.
5. ZBA Members will ask questions of the Applicant, if any.
6. Public Comment will be opened, speakers will be asked to approach the podium before speaking and to provide name and address.
7. Public Comment will be closed.
8. Board will deliberate on the request. A motion will be offered and if supported, discussion held on the motion *amongst Board members* seeking counsel from Staff or the Attorney as necessary.

1 COMSTOCK CHARTER TOWNSHIP

2  
3 ZONING BOARD OF APPEALS

4  
5 MINUTES OF MEETING HELD ON SEPTEMBER 27, 2016

6  
7 A meeting of the Comstock Charter Township Zoning Board of Appeals was held on  
8 Tuesday, September 27, 2016, beginning at 4:00 p.m. at the Comstock Charter Township Hall.

9  
10 Members Present: Jeffrey Bogema  
11 Ron Kuivenhoven  
12 Roland (Gus) Taylor

13  
14 Member Absent: Randy Beister

15  
16 Alternate Member Present: Jodi Colby

17  
18 Also present were Township Attorney Catherine Kaufman, Planning and Zoning  
19 Administrator Jodi Stefforia and two members of the audience.

20  
21 **CALL TO ORDER**

22  
23 Chairman Taylor called the meeting to order at 4:00 p.m.

24  
25 **PUBLIC COMMENT**

26  
27 There was no public comment on non-agenda items.

28  
29 **REVIEW OF MINUTES OF JULY 26, 2016 MEETING**

30  
31 Chairman Taylor said that the first matter to come before the Board would be  
32 consideration of the proposed minutes of the July 26, 2016 Zoning Board of Appeals meeting.  
33 Upon motion of Mr. Kuivenhoven, seconded by Ms. Colby, the Board voted unanimously to  
34 approve the minutes as presented.

35  
36 **SETBACK VARIANCE – JUSTIN RYAN – 6888 EAST JK AVENUE**

37  
38 Ms. Stefforia said that Mr. Ryan was requesting a setback variance to allow the  
39 construction of a garage on an existing garage foundation. Ms. Stefforia presented her staff  
40 report dated September 27, 2016. Ms. Stefforia said that Mr. Ryan was requesting a setback  
41 variance to allow the placement of an accessory structure (garage) seven feet from the rear  
42 property line. Ms. Stefforia said that the Zoning Ordinance had recently been adopted to require  
43 that accessory structures be setback the height of the building. The proposed garage would be  
44 15.5 feet in height, so the required setback is 15.5 feet.

1 Ms. Stefforia said that the applicant acquired this property in 2015 and had advised her  
2 before the meeting that the demolition of the previous 1,280 square foot garage on site was by  
3 the former owner due to the collapse of the garage's roof. The former garage was on a slab.  
4 The concrete slab remains in place. The applicant would like to build a new garage on the  
5 existing slab. The existing slab is only seven feet from the rear property line. The former garage  
6 was built in 1974 and was legally non-conforming.

7  
8 On the site, there is currently a 1,296 square foot house and no accessory buildings. The  
9 property is unplatted.

10  
11 Ms. Stefforia reviewed her staff report regarding the standards to consider to if grant of a  
12 nonuse variance. Regarding whether conformance with the Zoning Ordinance would be  
13 unnecessarily burdensome, Ms. Stefforia said that the ZBA should consider if reasonable options  
14 for conformance exist and if there is reasonable use of the property if the variance is denied. Ms.  
15 Stefforia noted that the previous garage had existed at the same location for over 40 years and  
16 was only removed because of maintenance issues. She also noted that to the south of the  
17 applicant's parcel is a 2.2 acre parcel with a pole building on it, but no dwelling unit. She also  
18 said that the ZBA should consider if moving the garage to a 15.5 foot setback would be  
19 reasonable.

20  
21 Ms. Stefforia said that as regards to substantial justice the ZBA should consider if a lesser  
22 relaxation would give substantial relief to the applicant while still being more consistent with the  
23 rights of the neighbors. Ms. Stefforia also said that recently the ZBA granted a similar variance  
24 for a setback on an accessory building for David Hite on Gleneagle Drive, to build a new  
25 accessory building. She noted that staff was unable to find other similar requests to re-use an  
26 existing slab that had previously served as the foundation for a lawfully nonconforming building.  
27 Regarding whether there are unique physical circumstance or conditions on the property that  
28 prevent compliance, Ms. Stefforia said the ZBA should consider the comments of the applicant  
29 about his ability to place the new garage elsewhere on site.

30  
31 Regarding whether the request is a self-created hardship, Ms. Stefforia said that the ZBA  
32 should consider that the applicant bought the property last year, at which time the garage was  
33 already removed due to disrepair. The applicant's desire to rebuild a garage in the same location  
34 is triggering the variance request. Regarding the last standard, Ms. Stefforia advised the ZBA to  
35 consider the comments of the applicant and the public.

36  
37 Ms. Stefforia also said that she had received a phone call from Tim Risher, 6791 E JK  
38 Avenue, who was in support of the applicant's variance request.

39  
40 Justin Ryan addressed the ZBA. Mr. Ryan said that he bought the house last year. He  
41 said it would be hard to move the garage forward (toward the house) because the septic system is  
42 between the house and existing slab location. He said his drain fields are to the left of the  
43 existing garage slab but the tanks are between his deck and the slab.

44  
45 Chairman Taylor asked the size of the existing slab? Mr. Ryan said it was 30' x 40'. Mr.  
46 Bogema asked about the property to the south. Ms. Stefforia displayed an aerial photo showing

1 that the 2.2 acre parcel to the south has only a pole building on it – no residential dwelling. Mr.  
2 Bogema asked where the doors for the proposed garage would be. Mr. Ryan said the doors  
3 would face his house. There will be a rear door on the east side and a man door on the west side.  
4 No doors will face the rear.  
5

6 In response to Mr. Bogema’s question, Ms. Stefforia confirmed that no one contacted the  
7 Township opposed to this variance request and that the request is for a rear yard setback variance  
8 only. Chairman Taylor said that as the existing slab is in place, there has been no opposition,  
9 there is a wooded lot in the rear and the location of the septic system tanks could prevent moving  
10 the garage closer to the house, he has no issue with variance request. Mr. Bogema said that if  
11 the garage was moved closer to the house (to meet setback requirements) it would be difficult to  
12 make the turning movement to get into the garage. This would be unnecessarily burdensome, in  
13 his opinion.  
14

15 There being no further ZBA discussion, Ms. Colby moved to approve the rear yard  
16 setback variance per the discussion and findings in the staff report, which motion was seconded  
17 by Mr. Bogema. The motion passed unanimously.  
18  
19

20 **FENCE HEIGHT WAIVER – ABC SUPPLY COMPANY – 5175 COMSTOCK AVE.**  
21

22 Ms. Stefforia said that the next request was for a waiver to allow an 8 foot tall fence for  
23 property located at 5175 Comstock Avenue. Ms. Stefforia said that she initiated this request for  
24 a fence height waiver. ABC Supply Company wants to fence its property for security reasons.  
25 ABC Supply is in process of consolidating two locations to this site. Because of that  
26 consolidation, ABC Supply will have increased activity and inventory at the Comstock site.  
27

28 Ms. Stefforia presented her staff report dated September 27, 2016. In presenting her  
29 report, she noted that a credit union is next to the site on the west, while a plumbing supply  
30 facility is located to the east. An elementary school is across the street. The applicant was  
31 proposing a 6 foot high fence with 3 strands of barbed wire on top. Ms. Stefforia asked the  
32 applicant to consider using an 8 foot high fence, without barbed wire. ABC Supply agreed to use  
33 an 8 foot high chain link fence with no barbed wire. ABC also agreed to remove dead ash trees  
34 along Comstock Avenue and to add new landscaping on the frontage to soften the impact of the  
35 chain link fence. Ms. Stefforia said that per Section 4.06 of the Zoning Ordinance, the ZBA can  
36 waive the 6 foot fence height limit based on the nature of the site and adjoining properties and  
37 streets and when the waiver will not have a material adverse impact upon persons or properties in  
38 the surrounding area. Ms. Stefforia noted that the presence of the elementary school across the  
39 street and the well maintained commercial and industrial properties abutting the site were the  
40 basis of the waiver request. She observed that this stretch of Comstock Avenue is a gateway into  
41 the community from Sprinkle Road.  
42

43 Dan Carpenter, branch manager of both ABC Supply locations, said that his company has  
44 chosen to consolidate its two facilities at the Comstock Avenue site because this is the larger of  
45 the two sites. Accordingly, ABC Supply will be bringing more traffic and materials onto this

1 site. ABC Supply wants to make sure that the materials are safe stored outside in the yard,  
2 along with their expensive trucks (which will also be stored outside).

3  
4 Chairman Taylor asked if 8 foot high fencing would be used around the side of the site.  
5 Mr. Carpenter said that on the west side of the building, 8 foot high fence will be used across the  
6 two drives, to the corner of the building. An 8 foot high fence will also be used on the credit  
7 union side.

8  
9 Mr. Kuivenhoven asked if any plastic would be woven through the chain link fencing?  
10 Mr. Carpenter said no, as the police want to be able to see through the fencing, into the site. Mr.  
11 Carpenter said there will be 6 foot high fencing with barbed wire on the backside of the site, as a  
12 deterrent to crime.

13  
14 There being no further ZBA discussion, Mr. Bogema moved to approve fence height  
15 waiver per Ms. Stefforia's report, which motion was seconded by Mr. Kuivenhoven. The  
16 motion passed unanimously.

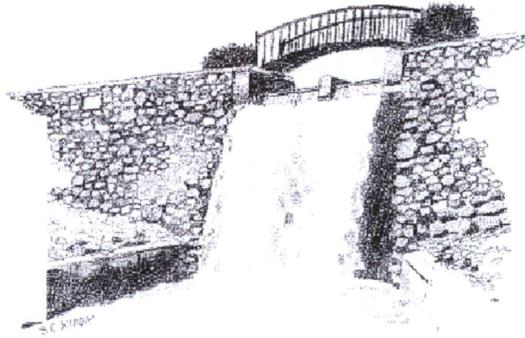
17  
18 There being no further business, Mr. Kuivenhoven moved to adjourn the meeting, which  
19 motion was seconded by Ms. Colby. The motion passed unanimously and the meeting was  
20 adjourned at 4:20 p.m.

21  
22  
23 Minutes drafted: 10/6/16

24  
25 Minutes approved:

26  
27  
28  
29  
30

*Roland (Gus) Taylor, Chair  
Randy Beister  
Ronald Kuivenhoven*



*Steve Gazdag  
Jodi Colby (alternate)  
Clyde (Bub) Sherwood III  
(alternate)*

**Meeting Date:** November 22, 2016 **Agenda item: 4**  
**To:** Zoning Board of Appeals  
**From:** Jodi Stefforia, Planning & Zoning Administrator  
**Applicant:** Aaron Fisk, Consumers Energy Corporation  
**Owner:** Terrance Michael Roush  
**Property:** 8621 East K Avenue (Parcel 3907-15-455-040)  
**Zoning:** R-1C, Cluster Housing District  
**Request:** Variance to allow a fence with a height of 7 feet and use of barb-wire  
**Section(s):** 4.06.1

The applicant is requesting a variance to allow a proposed substation to be enclosed in a 7-foot tall chain link fence that will have a barb-wire cradle on top. The property is zoned residential.

### **SUBJECT PROPERTY**

The subject 1.38-acre parcel was split earlier this year from the 49-acre parent property and is on the north side of East K Avenue between 30<sup>th</sup> Street and 33<sup>rd</sup> Street. No frontage is provided with the 1.38 acre parcel; however, access to K Avenue is provided via an easement over the parent property and the adjacent parcel to the south.

Consumers Energy Corporation is acquiring the 1.38 acres (200'x300') near the southwest corner of the property for a substation that received special exception use approval from the Planning Commission on November 3. The Planning Commission's approval was subject to variance approval by the Zoning Board of Appeals for the fence height and use of barb-wire.

As the property is zoned R-1C, Cluster Housing District, a residential zone, fence height is limited to 6 feet and barb wire is not permitted. Section 4.06.1 addresses fences. A variance from the height limitation and to allow use of barb wire is requested.

## **APPROVAL CRITERIA**

The ZBA should review the following standards in considering the variance request.

### **Standards of Approval of a Nonuse Variance (practical difficulty):**

#### **Standard: Conformance Unnecessarily Burdensome**

*Are reasonable options for compliance available?*

*Does reasonable use of the property exist with denial of the variance?*

**Comment:** The property may be enclosed with a fence of 6 feet in height without a variance. The applicant will speak to the need for 7 feet and barb wire.

#### **Standard: Substantial Justice**

*Applied to both applicant as well as to other property owners in the surrounding area.*

*Is there a lesser relaxation that would give substantial relief and be more consistent with other property owners?*

*Review past decisions of the ZBA for consistency (precedence).*

**Comment:** Staff could not readily find similar cases involving a public utility. However, there are several examples where the ZBA has granted a variance to allow a privacy fence of up to 8 feet in height on a residential property when unique physical circumstances were present.

Typically, the ZBA is asked to grant a fence height waiver in the industrial districts. This is not an option in this case given the underlying residential zoning.

#### **Standard: Unique Physical Circumstances**

*Are there unique physical limitations or conditions which prevent compliance?*

**Comment:** Consider if the location of the substation to service the Comstock Commerce Park and the availability of land in this general area that meets the locational needs to provide this essential service is a unique condition. Consider the applicant's anticipated comments regarding security at the site.

#### **Standard: Self-Created Hardship**

*Are the conditions or circumstances which resulted in the variance request created by actions of the applicant?*

**Comment:** Consider the comments of the applicant. The substation on this property is in response to the increasing demand for power in the area. The underlying residential zoning was not a consideration in selecting this site.

**Standard:** *Will the spirit of the Ordinance be observed, the public health, safety, and welfare secured, and substantial justice done if the variance is granted?*

**Comment:** Consider the comments of the applicant and public.

Attachments: Application  
Aerial of site



**CHARTER TOWNSHIP OF COMSTOCK  
PLANNING & ZONING APPLICATION**

6138 King Highway, Kalamazoo MI 49048  
PO Box 449, Comstock MI 49041-0449  
Phone: 269-381-2360 Fax: 269-381-4328

**PLEASE PRINT**

**PROJECT NAME AND ADDRESS:** Ridgeview Substation, 8621 East K Ave., Comstock Twp, MI

**APPLICANT:**

Name Aaron Fisk  
Company Consumers Energy  
Address One Energy Plaza  
Jackson, MI 49201  
Email aaron.fisk@cmsenergy.com  
Phone 517-788-1529 Fax \_\_\_\_\_  
Interest in the Property Consumers Energy gas optioned the proposed parcel for purchase.

*Township Use:*

Fee:

\$ 500

Escrow: \_\_\_\_\_

\$ \_\_\_\_\_

Date Paid:

11/7/14  
cash/credit card  
check # 20811

**OWNER\*:**

Name Terrence Michael Roush  
Company \_\_\_\_\_  
Address 8621 East K Ave, Galesburg, MI 49053  
\_\_\_\_\_  
Email Mike@fawnmeadows.com  
Phone 269-217-2332 Fax \_\_\_\_\_

\*If different

**NATURE OF REQUEST:** (Please check all the appropriate item(s))

- |  |  |
|--|--|
| <input type="checkbox"/> Site Plan Review                | <input type="checkbox"/> Rezoning              |
| <input type="checkbox"/> Administrative Site Plan Review | <input type="checkbox"/> Master Plan Amendment |
| <input type="checkbox"/> Special Exception Use           | <input type="checkbox"/> Text Amendment        |
| <input type="checkbox"/> Site Condominium                | <input checked="" type="checkbox"/> Variance   |
| <input type="checkbox"/> Subdivision Plat Review         | <input type="checkbox"/> Interpretation        |
| <input type="checkbox"/> PUD/PURD/PMUD                   | <input type="checkbox"/> Planning Escrow       |
| <input type="checkbox"/> Other: _____                    |  |

**BRIEFLY DESCRIBE YOUR REQUEST** (*Use Attachments if Necessary*): \_\_\_\_\_

Variance for 7 foot tall fence with 1' of barb-wire. Accompanies application for substation previously submitted.

\_\_\_\_\_  
\_\_\_\_\_

LEGAL DESCRIPTION OF PROPERTY (Use Attachments if Necessary): \_\_\_\_\_  
Please see attached survey.

PARCEL NUMBER: 3907 - 15-455-040

ADDRESS OF PROPERTY: 8621 E K Ave, Galesburg, MI 49053

PRESENT USE OF THE PROPERTY: agricultural

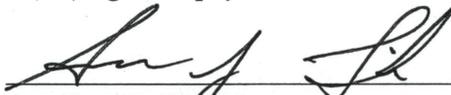
PRESENT ZONING: R-1C and LM      SIZE OF PROPERTY: 48.660 acres

**NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY:**

Name(s)	Address(es)
_____	_____
_____	_____

**SIGNATURES**

*I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. By submitting this Planning & Zoning Application, I (we) grant permission for Comstock Township officials and agents to enter the subject property of the applicant as part of completing the reviews necessary to process the application. I (we) as Applicant(s), understand that I (we) am responsible for the reimbursement to the Township of its actual expenses in connection with my (our) application, under the Township's Escrow Fee Policy, and I (we) agree to pay such amounts under the terms of that policy.*

  
Applicant's Signature

10/25/2016  
Date

Owner's Signature authorizing submission of Application  
(\* If different from Applicant)

\_\_\_\_\_  
Date

**\*\* PLEASE ATTACH ALL REQUIRED DOCUMENTS \*\***

- |                                     |
|-------------------------------------|
| Copies to:                          |
| Planning & Zoning - 1               |
| Applicant - 1                       |
| Treasurer - 1                       |
| Assessor - 1                        |
| Administrative Assistant - Original |

**Consumers Energy**

RECEIVED

NOV 07 2016

A CMS Energy Company

CHARTER TOWNSHIP  
OF COMSTOCK

October 25, 2016

Ridgeview Substation

Charter Township of Comstock  
Attn: Jodi Stefforia  
6138 King Highway  
Kalamazoo, MI 49041

RE: SITE PLAN REVIEW

Consumers Energy is proposing to build a substation located at 8621 East K Avenue in Section 15, T2S, R10W, Comstock Township, Kalamazoo County, Michigan. The application for the substation was submitted September 9, 2016. A fence variance for a 7' tall fence with 1' of barbed wire is planned on this same property.

Enclosed is the completed Charter Township of Comstock Planning and Zoning Application and check #20811 to cover the associated costs.

Construction of this substation is planned to begin January 2, 2017, and be completed by January 2, 2018.

Consumers Energy Company continues to be committed to public safety and reliable service to their customers. Your cooperation will help us fulfill this commitment. Thank you for your assistance in this matter. If you have any questions, please feel free to contact me at 517-788-1529 or via email at [aaron.fisk@cmsenergy.com](mailto:aaron.fisk@cmsenergy.com).



Aaron J Fisk  
Business Services Real Estate  
Zoning and Permits

CC: GEKRAL

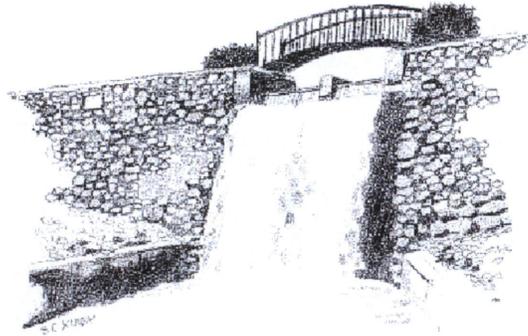
# Comstock Charter Township Consumers Energy Substation



This map is intended for reference purposes only. While it is intended to be an accurate graphic representation, its accuracy cannot be guaranteed. Therefore, neither Comstock Charter Township nor Prein&Newhof shall be held liable for its contents. Any conclusions or information derived from this map is at the users sole risk.



*Roland (Gus) Taylor, Chair  
Randy Beister  
Ronald Kuivenhoven*



*Steve Gazdag  
Alternates:  
Jodi Colby  
Clyde (Bub) Sherwood III*

**Meeting Date:** November 22, 2016 **Agenda item:** 5  
**To:** Zoning Board of Appeals  
**From:** Jodi Stefforia, Planning & Zoning Administrator  
**Applicant & Owners:** John Payne, Business One USA (applicant and owner - 2920)  
ELL, LLC (owner – 3005)  
**Properties:** 2920 Business One USA (Parcel 3907-30-380-017)  
3005 Business One USA (Parcel 3907-30-380-016)  
**Zoning:** LM, Light Manufacturing  
**Request:** land division resulting in the creation of two landlocked parcels  
**Section(s):** 4.02.2

The applicant is requesting a variance to allow a land division where a resulting 5.33-acre parcel will not have public street frontage. Additionally, staff is initiating a variance for a 2015 land division approved by the Township in error that created a 1.1-acre parcel without public street frontage. Both properties are within the Business One USA development served by Business One Drive, a private street. The parcel that was split in 2015 has since been sold is now owned separate from the balance of the development.

### **SUBJECT PROPERTY**

In 2015, the Land Division Ordinance was amended to require all divisions to result in parcels that conform to the requirements of the Zoning Ordinance. Section 4.02.2 of the Zoning Ordinance requires parcels in the LM, Light Manufacturing zoning district to have *frontage on and direct access* to a public street. No *frontage* on a public street is provided for the two parcels, however, *direct access* is provided via an ingress/egress easement. The ZBA has previously ruled that an ingress/egress easement satisfies the direct access requirement of Section 4.02.2.

The applicant will speak to the history of Business One Drive and why it is a private rather than public street.

There are several industrial and commercial properties in the Township that are not part of a site condominium without frontage on a public street. Staff is not sure how these parcels were created (and approved) by the Township.

The language of Section 4.02.2, below, has been in place since the Zoning Ordinance was adopted in 1976:

Sec. 4.02.2. *Frontage*: No dwelling or building shall be erected on a lot which does not have frontage for its full minimum required width upon a street or road either publicly dedicated and maintained or designated on a recorded subdivision existing on or prior to January 21, 1941.... This section shall not apply to properties in the "O-1", "B-1", "B-2", "B-3", "LM", "LD" and "M" zoning classifications.

Any parcel of land which is to be occupied by a use or building, other than an accessory use or building, shall have frontage on and direct access to a public street with a roadway which has been accepted for maintenance by the Kalamazoo County Road Commission or to a street or road designated on a recorded subdivision existing on or prior to January 21, 1941.

Staff cannot find that the second paragraph of Section 4.02.2, above, would allow for the creation of a parcel without frontage on a public street unless a variance is granted. In the subject LM, Light Manufacturing zoning district, however, the parcel/lot need not have frontage for any particular width as there is no minimum lot width requirement in the "O-1", "B-1", "B-2", "B-3", "LM", "LD" and "M" zoning classifications.

The ZBA is being asked to grant a variance from Section 4.02.2 of the Zoning Ordinance to allow the creation of two parcels without frontage on a public street. Refer to the attached 11"x17" survey:

Outlined in **yellow** and **green**: Areas C and YY – variance requested to allow C (**green**) as shown to be split from YY (**yellow**).

Outlined in **orange**: Area 2015 – variance requested to make conforming

Outlined in **blue**: Areas XX and A – 2016 split and in conformance

[Note: Cork Street is still public street right-of-way abutting this site until such time as the RCKC abandons it]

## APPROVAL CRITERIA

The ZBA should review the following standards in considering the variance request.

### **Standards of Approval of a Nonuse Variance (practical difficulty):**

#### **Standard: Conformance Unnecessarily Burdensome**

*Are reasonable options for compliance available?*

*Does reasonable use of the property exist with denial of the variance?*

**Comment:** Consider the history of the property and how the street ended up private rather than public.

Consider if it is reasonable to allow the division of this property whereby two parcels will lack public street frontage but have access via an ingress/egress easement.

Consider that the property lines could probably be gerrymandered to create frontage for each parcel as no minimum parcel width is required to be satisfied at the public street. As YY is the parcel with existing buildings, the applicant desires for the ingress/egress easement to go with it rather than parcels C and/or 2015.

Consider that the 2015 parcel (outlined in orange) was approved by the Township last year and is now under separate ownership.

#### **Standard: Substantial Justice**

*Applied to both applicant as well as to other property owners in the surrounding area.*

*Is there a lesser relaxation that would give substantial relief and be more consistent with other property owners?*

*Review past decisions of the ZBA for consistency (precedence).*

**Comment:** Staff could not find similar requests considered by the ZBA.

In the area, Kersten Court to the east is a private street serving a back parcel with no public street frontage (FedEx facility). The history of Kersten Court is similar to Business One Drive in that the approval process to make it public was underway but never finalized.

#### **Standard: Unique Physical Circumstances**

*Are there unique physical limitations or conditions which prevent compliance?*

**Comment:** Consider if the presence of the private drive and seven buildings already on parcel YY is a unique physical condition.

The Road Commission of Kalamazoo County standards are such that it would be costly and possibly require a complete rebuild of the street to become public at this point.

**Standard: Self-Created Hardship**

*Are the conditions or circumstances which resulted in the variance request created by actions of the applicant?*

**Comment:** Applicant will speak to the history of the street and development.

**Standard:** *Will the spirit of the Ordinance be observed, the public health, safety, and welfare secured, and substantial justice done if the variance is granted?*

**Comment:** Consider the comments of the applicant and public.

Attachments: Application  
Survey of proposed splits



**CHARTER TOWNSHIP OF COMSTOCK  
PLANNING & ZONING APPLICATION**

6138 King Highway, Kalamazoo MI 49048  
PO Box 449, Comstock MI 49041-0449  
Phone: 269-381-2360 Fax: 269-381-4328

PLEASE PRINT

PROJECT NAME AND ADDRESS: 2920 Business One

**APPLICANT:**

Name John Payne  
Company Business One, USA, Inc  
Address 2920 Business One Dr  
Kalamazoo, MI  
Email bus1usa@aol.com  
Phone 269-217-2344 Fax 269-381-2223  
Interest in the Property owner

Township Use:  
Fee:  
\$ 500  
Escrow:  
\$ —  
Date Paid:  
10-12-10  
cash/credit card  
check # 8683

**OWNER\*:**

Name \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Email \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_

\*If different

**NATURE OF REQUEST:** (Please check all the appropriate item(s))

- |  |  |
|--|--|
| <input type="checkbox"/> Site Plan Review                | <input type="checkbox"/> Rezoning              |
| <input type="checkbox"/> Administrative Site Plan Review | <input type="checkbox"/> Master Plan Amendment |
| <input type="checkbox"/> Special Exception Use           | <input type="checkbox"/> Text Amendment        |
| <input type="checkbox"/> Site Condominium                | <input checked="" type="checkbox"/> Variance   |
| <input type="checkbox"/> Subdivision Plat Review         | <input type="checkbox"/> Interpretation        |
| <input type="checkbox"/> PUD/PURD/PMUD                   | <input type="checkbox"/> Planning Escrow       |
| <input type="checkbox"/> Other: _____                    |  |

**BRIEFLY DESCRIBE YOUR REQUEST** (Use Attachments if Necessary): \_\_\_\_\_

Approval to split a parcel creating a parcel without public street frontage.

LEGAL DESCRIPTION OF PROPERTY (Use Attachments if Necessary): \_\_\_\_\_

\_\_\_\_\_ on file \_\_\_\_\_

PARCEL NUMBER: 3907 - 30-380-017

ADDRESS OF PROPERTY: office buildings

PRESENT USE OF THE PROPERTY: 2920 Business One

PRESENT ZONING: LM SIZE OF PROPERTY: 19.6 ac

NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY:

Name(s)	Address(es)
_____	_____
_____	_____

**SIGNATURES**

*I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. By submitting this Planning & Zoning Application, I (we) grant permission for Comstock Township officials and agents to enter the subject property of the applicant as part of completing the reviews necessary to process the application. I (we) as Applicant(s), understand that I (we) am responsible for the reimbursement to the Township of its actual expenses in connection with my (our) application, under the Township's Escrow Fee Policy, and I (we) agree to pay such amounts under the terms of that policy.*

John W. Payne, CEO  
Applicant's Signature

10-12-16  
Date

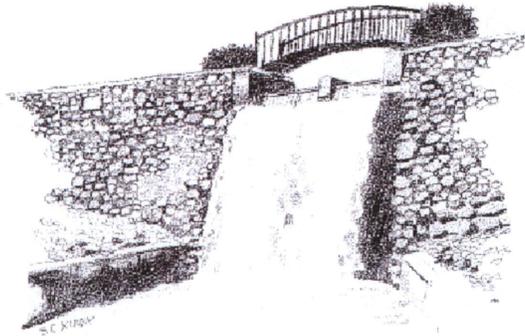
\_\_\_\_\_  
Owner's Signature authorizing submission of Application Date  
(\* If different from Applicant)

**\*\* PLEASE ATTACH ALL REQUIRED DOCUMENTS \*\***

- Copies to:
- Planning & Zoning - 1
- Applicant - 1
- Treasurer - 1
- Assessor - 1
- Administrative Assistant - Original



*Roland (Gus) Taylor, Chair  
Randy Beister  
Ronald Kuivenhoven*



*Steve Gazdag  
Alternates:  
Jodi Colby  
Clyde (Bub) Sherwood III*

**Meeting Date:** November 22, 2016 **Agenda item: 6**  
1  
**To:** Zoning Board of Appeals  
**From:** Jodi Stefforia, Planning & Zoning Administrator  
**Applicant:** Zeigler Motorsports  
**Property:** 5001 Park Circle Drive  
**Zoning:** M, Manufacturing  
**Request:** 1) Variance for a wall sign package that exceeds permitted square footage and quantity allowed.  
2) Variance to allow three freestanding signs and a primary freestanding sign that exceeds the square footage allowed.  
**Section(s):** 25.04L

The applicant is requesting a variance from the Planned Unit Development Sign Standards to allow for a wall and freestanding sign package that exceeds ordinance limitations.

### **SUBJECT PROPERTY**

The subject site is the future home of Zeigler Motorsports and is within the Midlink Business Park Planned Mixed Use Development (PMUD).

Section 25.04L of the Zoning Ordinance addresses the sign standards applicable in a PUD and PMUD. While quite restrictive in the size of signs and the number allowed, this section of the ordinance does require the preparation of a General Theme for signs in a PUD/PMUD that is reviewed and approved by the Planning Commission.

Midlink Business Park representatives have presented a sign theme proposal for the various areas of the PMUD and each has been approved by the Planning Commission subject to variance approval by the Zoning Board of Appeals (which has been granted in the past). The most recent theme to receive approval includes the Zeigler Motorsports site. During its review, the Planning Commission acknowledged the wall signs and freestanding signs require a variance from the Zoning Board of Appeals.

The Planning Commission discussed the sign package with Zeigler representatives on November 17. There was a lot of discussion about aesthetics and how much thought had already gone into the proposed wall signs in order to balance the various vendors' signs on the building and have a sign package that is proportionate to the amount of wall surface area. There was consensus that the use of channel letters, as proposed, was preferred over panel signs and results in less wall sign area.

Following the discussion, the Planning Commission and Zeigler representatives came up with a compromise to recommend that the ZBA grant a variance to allow up to 700 square feet of wall sign area for the dealership end of the building to be spread among the vendors and main Zeigler sign as the applicant determines appropriate. The recommendation is based upon the Planning Commission's recognition that this large dealership is in a controlled PMUD setting and sells many brands that have a greater need for identification than typical retailers and specific signage requirements imposed upon franchise holders (i.e., Zeigler Motorsports). It was also recognized that none of the freestanding signs list the various brands, just the Zeigler Motorsports name, which is aesthetically preferred over a more cluttered sign face, especially along Sprinkle Road.

The restaurant space, as a tenant suite, complies with the limitations of Article 8.

The freestanding signs have already been accepted by the Planning Commission in its approval of the sign theme on November 3.

## **History of Sign Themes in Midlink Business Park**

**2006** – sign theme approved for the Midlink East and Midlink West buildings (former GM plant) and identification signs around the park. Approval was that signs allowed in Section 8 of the Zoning Ordinance would apply, i.e., signs allowed on nonresidential properties in the Township.

**2009** – sign theme approved for the Retail Site Condominium (where the hotel now sits and the sites around it). Approval was that signs allowed in Section 8 of the Zoning Ordinance would apply and that one high rise sign may be allowed as a special exception use.

**2010** – sign theme approved for the Industrial Site Condominium (General Mills, Seneca, etc.). Approval was that signs allowed in Section 8 of the Zoning Ordinance would apply with additional Vehicular Directional Informational Signs allowed in various locations along the roads.

The above sign themes did also require Zoning Board of Appeals approval because of the limitations in Section 25.04L for signs in a PUD/PMUD. The variances were granted and do not allow for any more or larger signs than the Zoning Ordinance presently allows for nonresidential properties in the Township except for the directional signs noted above in 2010. That is, the variance was to allow 'typical' signs where the Zoning Ordinance strictly limits the signs allowed in the PUD/PMUD.

**2016** – similar to past requests, Midlink Business Park obtained Planning Commission approval to allow wall and freestanding signs in the balance of the PMUD as are allowed in Article 8 of the Zoning Ordinance except for the Zeigler Motorsports sign package which exceeds what Article 8 permits.

Pending text amendments will delete the restrictive sign standards in Section 25.04L and require uses in PUD/PMUD developments to meet Article 8. This amendment has been discussed several times over the years - coinciding with the ZBA's past reviews of sign themes. The amendment will be consistent with past approvals granted by both the Planning Commission and ZBA for this development.

The Zeigler Motorsports request, as it does exceed the limitations of Section 25.04L, requires a variance regardless of the pending text amendment. If approved as proposed, the sign package will also exceed the new provision to require signs in a PUD/PMUD to satisfy Article 8.

## Wall Signs

	<b>Size (s.f.)</b>	<b>Quantity</b>
<b>Section 25.04L PMUD/PUD Sign Standards</b>	20 square foot nameplate	1 sign per building
<b>Article 8</b> if dealership with many brands is considered a multi-tenant building  +  Tap House as a tenant	525 square feet (based on dealership end of building being 350' long)  82.5 square feet (suite is 55' long)	1-3 signs per tenant with no tenant exceeding 1.5 square feet per 1.0 foot of width of wall to which signs are attached or 96 square feet per tenant, whichever is less.  1-3 signs with 1.5 square feet of sign area per 1.0 foot of width of wall to which sign(s) are attached or 96 square feet, whichever is less.
<b>Planning Commission's sign theme recommendation:</b>	Up to 700 square feet of wall sign area for dealership.  Restaurant sign to comply.	One sign for each brand. One sign for service. One sign for dealership name.  1-3 signs, as allowed in Article 8.

### Freestanding Signs

	<b>Size (s.f.)</b>	<b>Quantity</b>
<b>Section 25.04L PMUD/PUD Sign Standards</b>	Signs not allowed on individual sites; only overall PMUD is allowed freestanding sign	0 as applied to this site
<b>Article 8</b>	185 square feet; 30' tall – identification  6 square feet; 8' tall – directional	1  unlimited
<b>Zeigler Proposal</b>	204.2 square feet; 24'8" tall – identification  21 square feet; 5'7" tall – directional & identification	1  2 – one at each driveway into site
<b>Planning Commission's sign theme recommendation:</b>	<p>Allow freestanding signs as proposed:</p> <ul style="list-style-type: none"> <li>• Use of LED or electronically changeable copy is not approved on any of the freestanding signs.</li> </ul> <p>Note that sign along Sprinkle Road does not have content other than the building address in lower two panels and the upper panels with content are within the maximum sign area limitations.</p> <p>Note that the directional signs internal to the development do not require special approval of the PC or ZBA.</p>	3

## APPROVAL CRITERIA

The ZBA should review the following standards in considering the variance request.

### **Standards of Approval of a Nonuse Variance (practical difficulty):**

#### **Standard: Conformance Unnecessarily Burdensome**

*Are reasonable options for compliance available?*

*Does reasonable use of the property exist with denial of the variance?*

**Comment:** Consider the anticipated comments from the applicant regarding identification needs for the various product brands.

Regarding wall signs, consider the Planning Commission's recommendation in providing for identification for each brand sold at the dealership but reducing the scale of the signs to encompass less of the building wall while still allowing for aesthetically balanced wall signs among the brands.

Regarding the freestanding signs, consider the limited content on the Sprinkle Road sign and also that the two other signs – at the Park Circle Drive and Midlink Drive entrances – serve more as directional signs than identification signs.

#### **Standard: Substantial Justice**

*Applied to both applicant as well as to other property owners in the surrounding area.*

*Is there a lesser relaxation that would give substantial relief and be more consistent with other property owners?*

*Review past decisions of the ZBA for consistency (precedence).*

**Comment:** This case is unique. There have not been other dealerships of this scale that would need a sign package that exceeds the ordinance limitations.

Consider that the Planning Commission's recommended theme, or a variation thereof, is a lesser relaxation of the ordinance still giving relief to the applicant. Consider that it will be more in keeping with what would be allowed on other multi-tenant commercial buildings in the Township.

#### **Standard: Unique Physical Circumstances**

*Are there unique physical limitations or conditions which prevent compliance?*

**Comment:** Consider the unique identification needs and requirements imposed upon dealerships from the different brands as part of the right to sell the vehicles. Applicant should speak to this issue and the desire to balance the scale of the signs among the

brands and also make the signs proportionate to the section of wall to which they are attached as well as to the overall length of the building (350' long for the dealership).

**Standard: Self-Created Hardship**

*Are the conditions or circumstances which resulted in the variance request created by actions of the applicant?*

**Comment:** Consider the comments of the applicant. Consider that Article 8 of the Zoning Ordinance does not distinguish between a multi-brand dealership and other retailers in determining quantity or square footage limitations.

**Standard: Will the spirit of the Ordinance be observed, the public health, safety, and welfare secured, and substantial justice done if the variance is granted?**

**Comment:** Consider the comments of the applicant and the Planning Commission's recommendation which is less than the original request but more than would be allowed on other multi-tenant retail buildings.

Attachments: Application  
Building elevation  
Freestanding sign drawings  
Zeigler site sketch  
Midlink map



**CHARTER TOWNSHIP OF COMSTOCK  
PLANNING & ZONING APPLICATION**

6138 King Highway, Kalamazoo MI 49048  
PO Box 449, Comstock MI 49041-0449  
Phone: 269-381-2360 Fax: 269-381-4328

PLEASE PRINT

**PROJECT NAME AND ADDRESS:** Zeigler Motorsports - 5200 S. Sprinkle Rd.

**APPLICANT:**

Name Steve VanderSloot  
Company SignArt, Inc.  
Address 5757 East Cork Street  
Kalamazoo, MI 49048  
Email svandersloot@signartinc.com  
Phone 269.381.3012 Fax 269.381.0999  
Interest in the Property Sign Contractor

Township Use:

Fee:

\$ 500

Escrow:

\$ —

Date Paid:

11/4

cash/credit card

check # 094077

**OWNER\*:**

Name Dan Scheid  
Company Zeigler Auto Group  
Address 4201 Stadium Drive  
Kalamazoo, MI 49048  
Email ds@zeigler.com  
Phone 269.488.2271 Fax \_\_\_\_\_

\*If different

**NATURE OF REQUEST:** (Please check all the appropriate item(s))

- |  |  |
|--|--|
| <input type="checkbox"/> Site Plan Review                | <input type="checkbox"/> Rezoning              |
| <input type="checkbox"/> Administrative Site Plan Review | <input type="checkbox"/> Master Plan Amendment |
| <input type="checkbox"/> Special Exception Use           | <input type="checkbox"/> Text Amendment        |
| <input type="checkbox"/> Site Condominium                | <input checked="" type="checkbox"/> Variance   |
| <input type="checkbox"/> Subdivision Plat Review         | <input type="checkbox"/> Interpretation        |
| <input type="checkbox"/> PUD/PURD/PMUD                   | <input type="checkbox"/> Planning Escrow       |
| <input type="checkbox"/> Other: _____                    |  |

**BRIEFLY DESCRIBE YOUR REQUEST** (Use Attachments if Necessary): Complete sign

package to include freestanding sign, directional/wayfinding signs, and wall signs to

identify the business and brands offered per franchise agreements with manufacturers.

Number of signs and sign area exceeds allowances per 300.805, Signs permitted, Sec. 8.053.

LEGAL DESCRIPTION OF PROPERTY (Use Attachments if Necessary): See attached.

PARCEL NUMBER: 3907 - 3907-31-105-156

ADDRESS OF PROPERTY: 5001 South Sprinkle Road & 5003 South Sprinkle Road

PRESENT USE OF THE PROPERTY: Industrial

PRESENT ZONING: Manufacturing      SIZE OF PROPERTY: 36,480

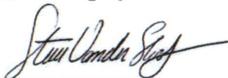
**NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY:**

Name(s)

Address(es)

**SIGNATURES**

*I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. By submitting this Planning & Zoning Application, I (we) grant permission for Comstock Township officials and agents to enter the subject property of the applicant as part of completing the reviews necessary to process the application. I (we) as Applicant(s), understand that I (we) am responsible for the reimbursement to the Township of its actual expenses in connection with my (our) application, under the Township's Escrow Fee Policy, and I (we) agree to pay such amounts under the terms of that policy.*

  
\_\_\_\_\_  
Applicant's Signature

10-31-16  
Date

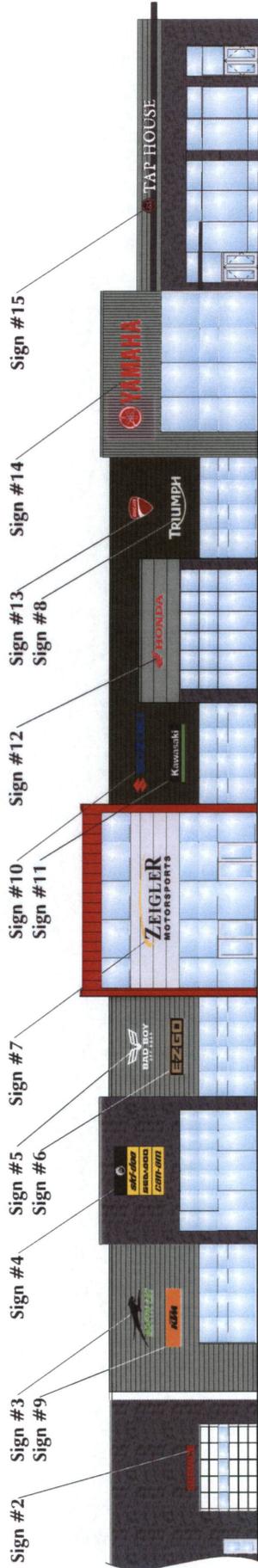
  
\_\_\_\_\_  
Owner's Signature authorizing submission of Application  
(\* If different from Applicant)

10-31-16  
Date

**\*\* PLEASE ATTACH ALL REQUIRED DOCUMENTS \*\***

Copies to:  
Planning & Zoning - 1  
Applicant - 1  
Treasurer - 1  
Assessor - 1  
Administrative Assistant - Original

06/30/2015



**West Elevation**

Signs #9, #10, and #14 to be provided by the manufacturer and installed by SignArt.

**Scale: 1/32" = 1'-0"**

Square Footage	
'SERVICE'	1'-6" x 9'-5" = 14.12 Sq.Ft.
'ARCTIC CAT'	5'-0" x 12'-4 3/4" = 61.77 Sq.Ft.
'SKIDOO...ETC.'	10'-3" x 10'-0" = 102.50 Sq.Ft.
'BAD BOY'	5'-0" x 9'-6" = 47.50 Sq.Ft.
'E-Z-CO'	3'-7 7/8" x 12'-0" = 36.88 Sq.Ft.
'ZEIGLER'	6'-3" x 19'-2" = 119.79 Sq.Ft.
'TRIUMPH'	3'-6" x 12'-10" = 44.92 Sq.Ft.
'KTM'	3'-0" x 12'-0" = 36.00 Sq.Ft.
'SUZUKI'	3'-0" x 16'-1" = 48.25 Sq.Ft.
'KAWASAKI'	3'-0" x 12'-0" = 36.00 Sq.Ft.
'HONDA'	2'-5 7/8" x 15'-2" = 36.81 Sq.Ft.
'DUCATI'	5'-0" x 4'-6" = 22.50 Sq.Ft.
'YAMAHA'	4'-0" x 22'-4" = 89.33 Sq.Ft.
<b>Total</b>	<b>696.37 Sq.Ft.</b>

**Zeigler Motorsports — 5001 Park Circle Drive & Sprinkle Road Kalamazoo, MI**

Lead #SV

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By: \_\_\_\_\_ Date: \_\_\_\_\_

Approved for: **11-18-16jH**

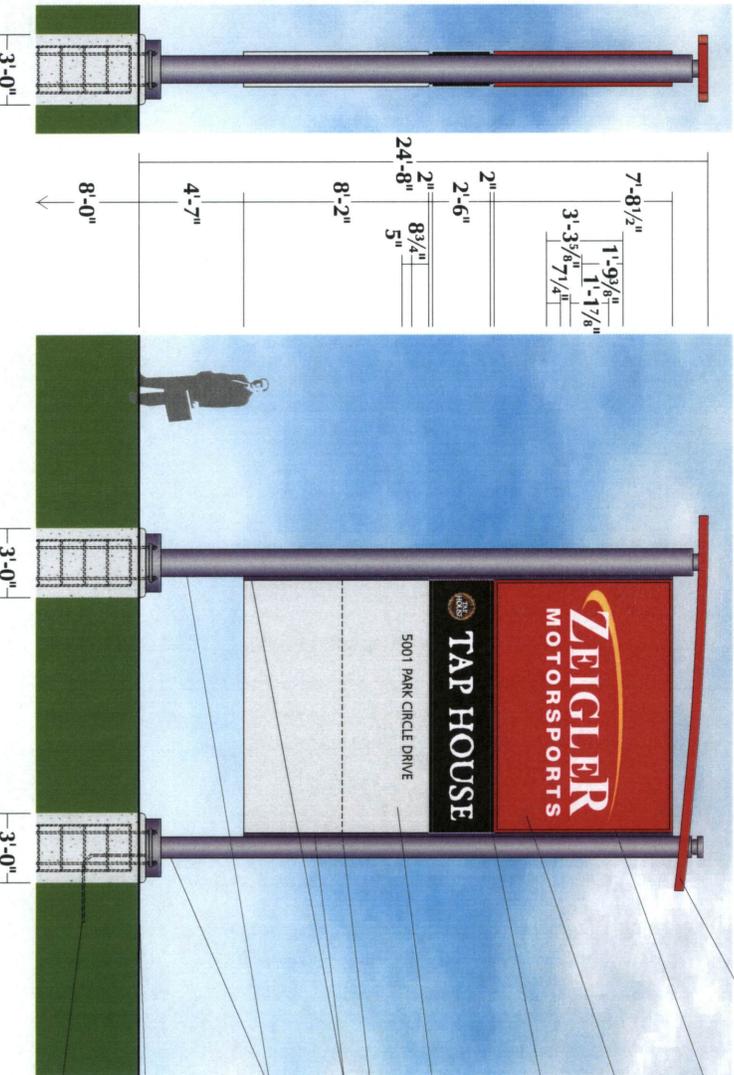
4-4-16 5-12-16  
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 4-7-16 5-18-16  
 4-8-16 8-8-16  
 5-10-16 8-9-16  
 5-11-16 8-10-16

10-13-16  
 9-28-16  
 10-7-16  
 10-31-16  
 10-12-16  
 11-16-16



2'-10" 2'-3/4" 1'-6"

1'-3 3/8"



2'-10"  
1'-6"

2"  
11'-3"  
10'-11"  
2"

7'-8 1/2"  
1'-9 3/8"  
1'-17/8"  
3'-3 3/8 7/4"  
2"  
2"  
2'-6"  
24'-8"  
8 3/4"  
5"  
8'-2"  
4'-7"  
8'-0"

3'-0"

3'-0"

Sign #1 — Illuminated Double-Faced Monument Sign

Scale: 1/8" = 1'-0"

Custom .100 aluminum cap painted GripCard EFX semi-gloss to match Red Colorkote FlexFace (PMS #186 red).

Custom fabricated .100 aluminum extrusion cabinet with SignComp #2115 cover and #2112 retainer painted GripCard EFX semi-gloss red to match Red Colorkote FlexFace (PMS #186 red).

Red Colorkote FlexFace (PMS #186 red) with logo eradicated to appear white and overlaid with #25 Sunflower Yellow.

2" Reveals painted GripCard EFX semi-gloss black (typ).

.100 Aluminum cladding painted GripCard EFX semi-gloss #811M Silver Metallic.

Seams.

2" Reveals painted GripCard EFX semi-gloss purple (Dupont Spectra Master D5055 "Deep Purple") (typ.).

1 1/2" SCH 40 and 1 1/2" SCH 40 steel support pipe with decorative cap painted GripCard EFX semi-gloss purple (Dupont Spectra Master D5055 "Deep Purple") and 1 1/2" steel base plate welded to bottom (see detail) and base plate cover.

1" Anchor bolt (1'-2" O.C.) set in (2) 3'-0" x 8'-0" deep augured reinforced concrete footings with 4" formed concrete above grade.

1" Rigid conduit stubbed out 2'-0" below grade toward electrical source.

	Square Footage
Zeigler Restaurant	7'-8 1/2" x 10'-3" = 79.01 Sq.Ft. 2'-6" x 10'-3" = 25.63 Sq.Ft.
<b>Total</b>	<b>104.64 Sq.Ft.</b>

W / two panels  
204, 2 1/2  
Lead #SV

Zeigler Motorsports — 5001 Park Circle Drive & Sprinkle Road Kalamazoo, MI

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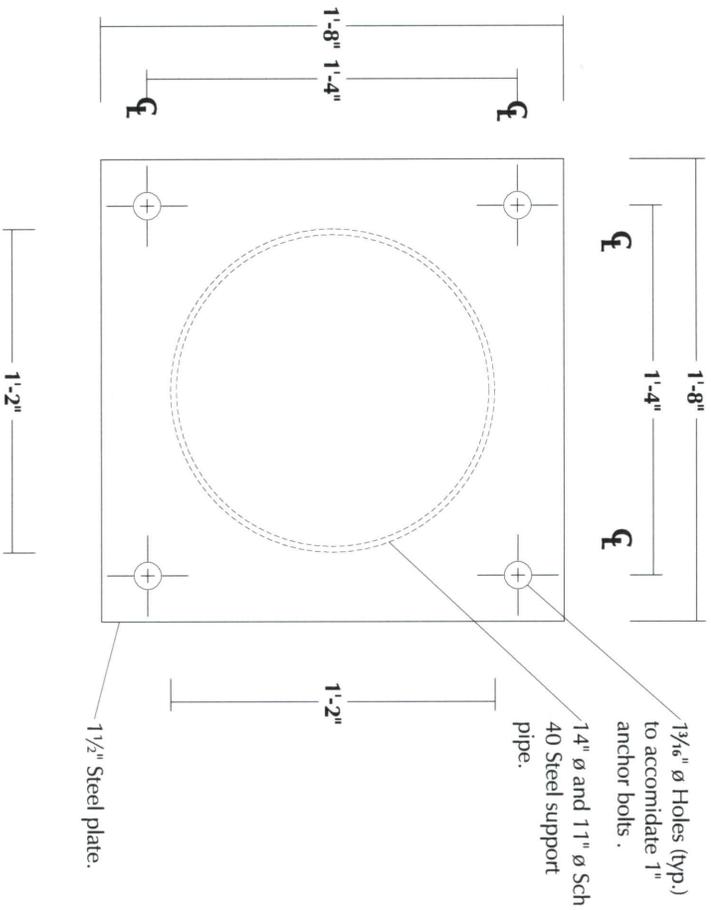
KS 4-4-16 5-1-2-16 10-31-16 10-13-16  
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4-2-16 5-18-16  
4-8-16 8-8-16 8-15-16 9-28-16  
5-10-16 8-9-16 9-8-16 10-7-16  
5-11-16 8-10-16 9-22-16 10-12-16

Approved for:

By:

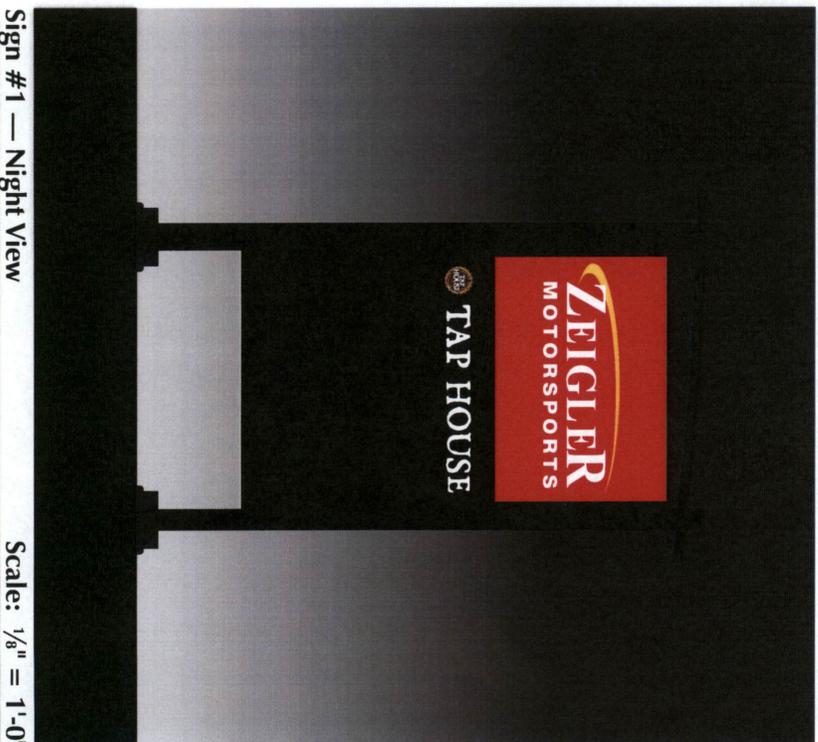
Date:

ZeiglerMotorsports



**Base Plate Detail**

Scale: 1 1/2" = 1'-0"



**Sign #1 — Night View**

Scale: 1/8" = 1'-0"

**Zeigler Motorsports — 5001 Park Circle Drive & Sprinkle Road Kalamazoo, MI**

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KS 4-4-16 5-12-16 4-6-16 5-17-16 4-7-16 5-18-16 4-8-16 8-8-16 5-10-16 8-9-16 5-11-16 8-10-16 9-22-16 10-12-16

10-31-16 10-13-16

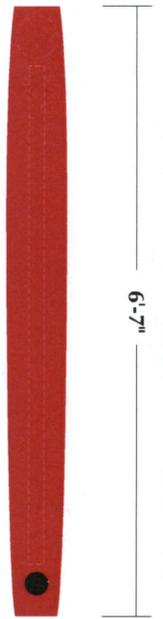
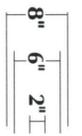
Approved for: \_\_\_\_\_

By: \_\_\_\_\_

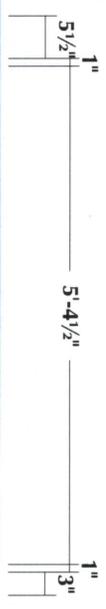
Date: \_\_\_\_\_

Lead #SV

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5 21 SF  
in area

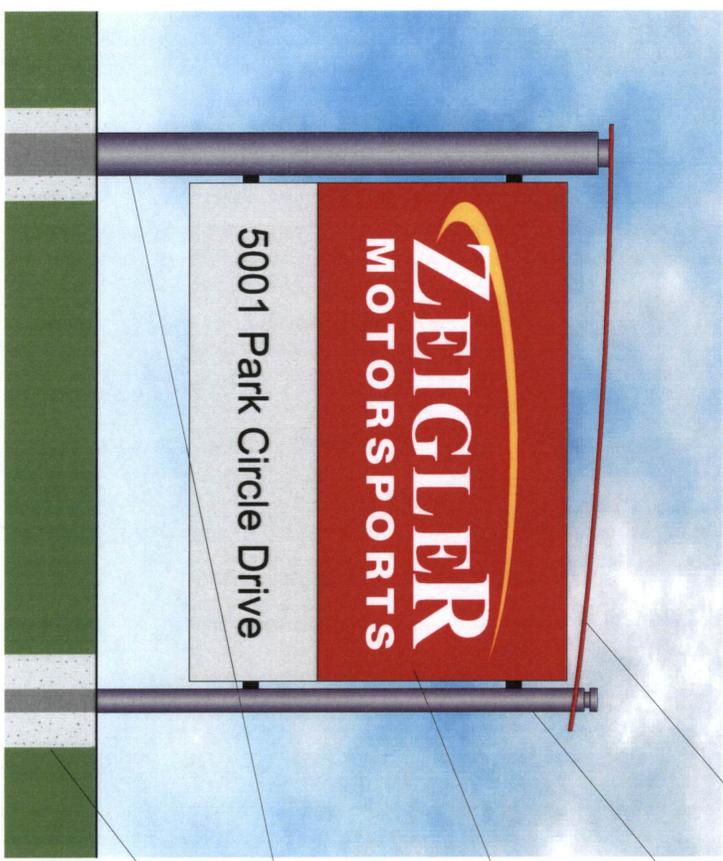
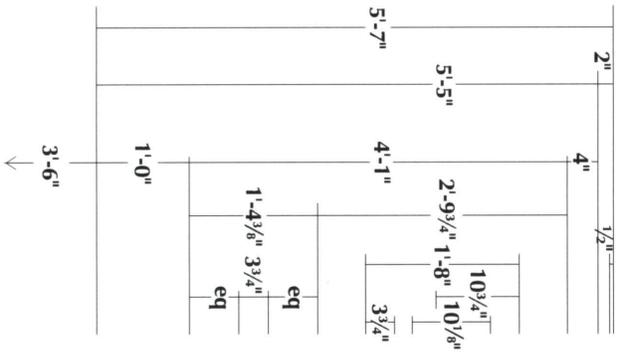


Custom 1/2" thick steel cap painted GripCard EFX semi-gloss to match red (PMS #186 red) on building facade.

3" ø SCH 40 Steel support pipe with decorative cap painted GripCard EFX semi-gloss purple (Dupont Spectra Master D5055 'Deep Purple').

SignComp #1120 bleed body with .100 aluminum faces painted GripCard EFX semi-gloss to match red (PMS #186 red) on building facade and #811 Metallic Silver. Overlaid with white, #25 Sunflower Yellow, and black pressure sensitive vinyl.

5 1/2" ø SCH 40 Steel support pipe with decorative cap painted GripCard EFX semi-gloss purple (Dupont Spectra Master D5055 'Deep Purple').  
Augered Sakrete foundation.



Signs #16 & #17 — Non-Illuminated Double Faced Post & Panel Sign

Scale: 1/2" = 1'-0"



Opposite Side

Lead #SV

Zeigler Motorsports — 5001 Park Circle Drive & Sprinkle Road Kalamazoo, MI

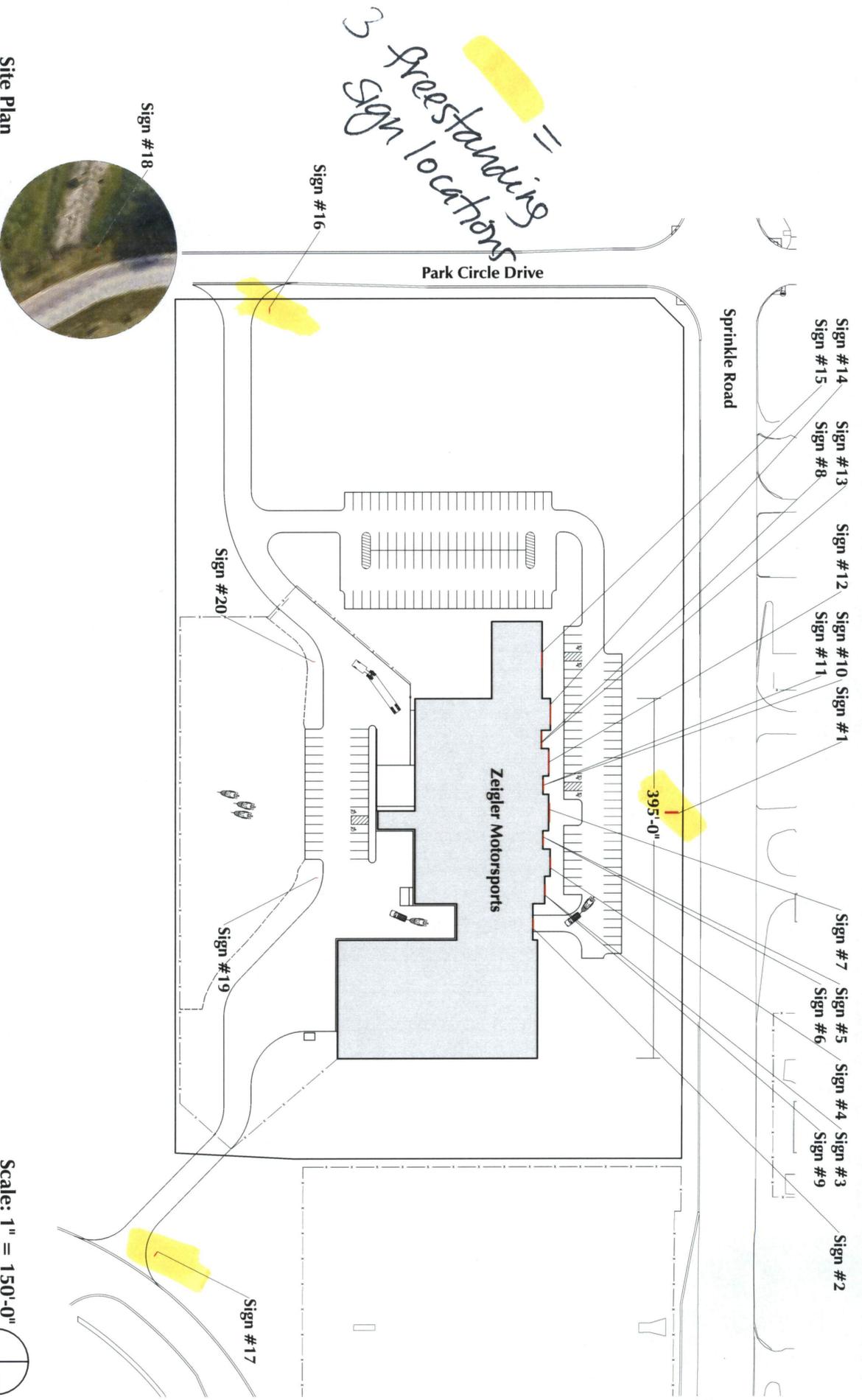
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KS 4-4-16 5-17-16 10-31-16  
 4-9-16 5-18-16 10-13-16  
 4-8-16 8-8-16 8-15-16 9-28-16  
 5-10-16 8-9-16 9-8-16 10-7-16  
 5-11-16 8-10-16 9-22-16 10-12-16

Approved for:

By:

Date:



*3 freestanding  
sign locations*

395'-0"

**Site Plan**

**Zeigler Motorsports — 5001 Park Circle Drive & Sprinkle Road Kalamazoo, MI**

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- 4-4-16 5-1-2-16
- 4-6-16 5-1-7-16
- 4-7-16 5-1-8-16
- 4-8-16 8-8-16 8-15-16 9-28-16
- 5-10-16 8-9-16 9-8-16 10-7-16
- 5-11-16 8-10-16 9-22-16 10-12-16

**KS 10-31-16**

**Approved for:**

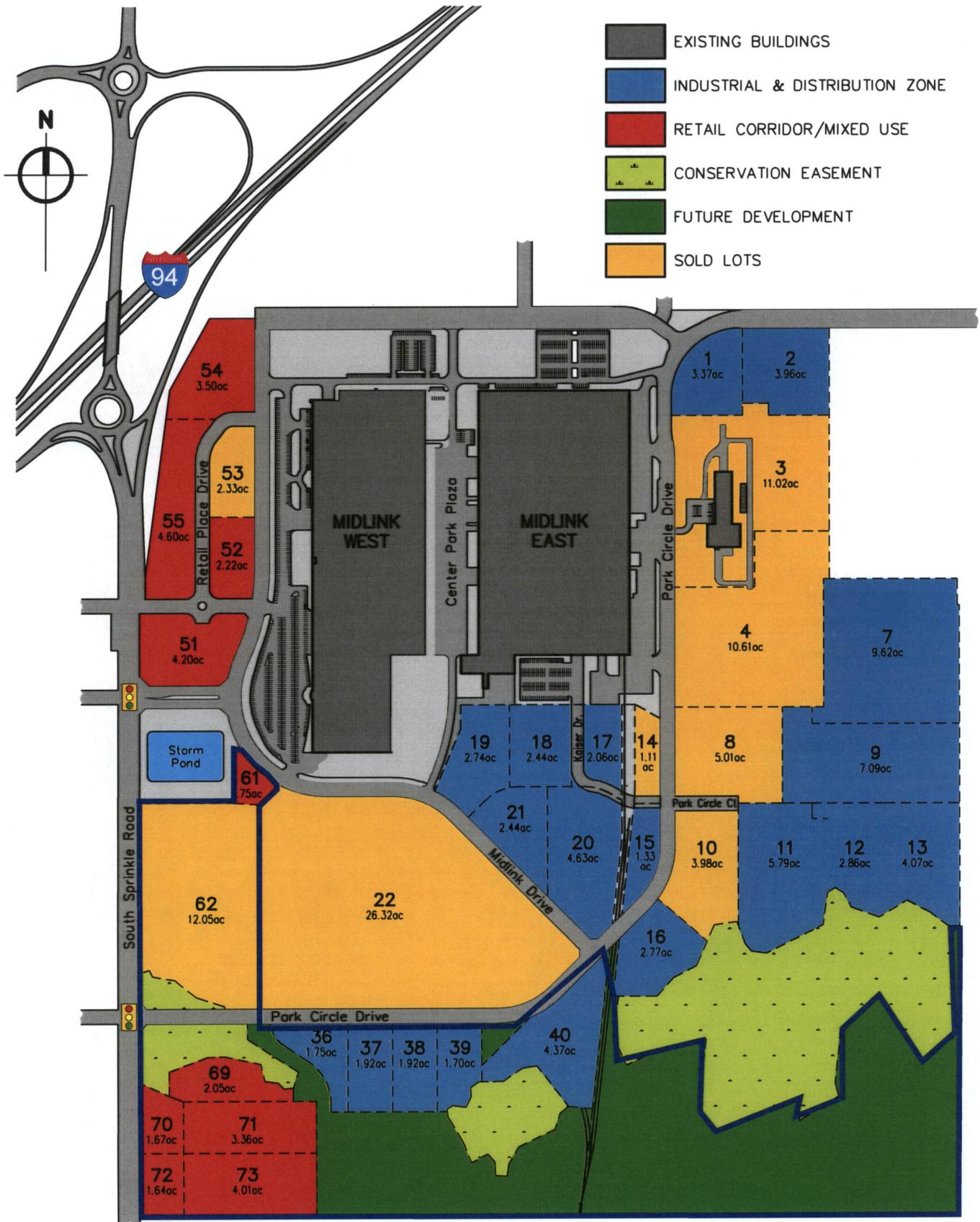
**By:**

**Date:**

Lead #SV



Scale: 1" = 150'-0"



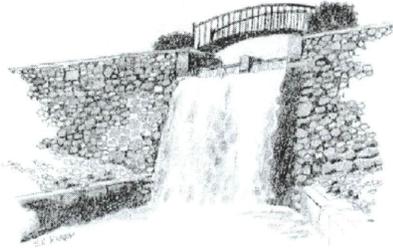
**Midlink**  
 Business Park  
 5200 E. Cork Street  
 Kalamazoo, MI 49048  
 (269) 384-1100  
[www.midlinkbusinesspark.com](http://www.midlinkbusinesspark.com)

**MASTER PARCEL  
 PLAN**

*Ann Nieuwenhuis, Supervisor  
Anna L. Goodsell, Clerk  
Bret Padgett, Treasurer*

*Sandra Bloomfield, Trustee  
Jeffrey D. Bogema, Trustee  
David Burgess, Trustee  
Jerry T. Amos, Trustee*

## *Charter Township of Comstock*



**AGENDA  
ITEM: 7**

# **MEMO**

## **Charter Township of Comstock**

**Date:** October 25, 2016  
**To:** Comstock Township Zoning Board of Appeals  
**From:** Winkie Kurtz, Administrative Assistant  
**Re:** Draft 2017 Zoning Board of Appeals Meeting Schedule

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The Administrative Office has prepared a draft 2017 Zoning Board of Appeals meeting schedule for your review and consideration. Attached is a list of the tentative meeting dates.

In addition, the Township Board at its October 24, 2016 meeting, approved their meeting schedule as well as recognized holidays when the Township office will be closed. This information is also included in the attachment.

COMSTOCK CHARTER TOWNSHIP BOARDS AND COMMISSIONS  
MEETINGS AND HOLIDAYS SCHEDULE FOR 2017

LIST OF HOLIDAYS FOR 2017		
New Years Day (Officially Observed)	Monday	January 2, 2017
Martin Luther King Day	Monday	January 16, 2017
Memorial Day	Monday	May 29, 2017
Floating Holiday	Monday	July 3, 2017
Independence Day	Tuesday	July 4, 2017
Labor Day	Monday	September 4, 2017
Veteran's Day (Officially Observed)	Friday	November 10, 2017
Thanksgiving Day	Thursday	November 23, 2017
Day After Thanksgiving	Friday	November 24, 2017
Christmas Day	Monday	December 25, 2017
<i>Holidays above approved by Township Board on 7/18/2016, amended 10/17/16 as part of revised Employee Handbook.</i>		
<b><i>Dates approved by Township Board at their meeting of October 24, 2016</i></b>		

TOWNSHIP BOARD MEETING DATES - 2017			
The Township Board meets the first and third Monday of each month. All meetings are normally scheduled to begin at 6:00 P.M. but may change from time to time.			
Monday	January 9, 2017	Monday	July 31, 2017 (HOLD)
Monday	February 6, 2017	Monday	August 7, 2017
Monday	February 20, 2017	Monday	August 21, 2017
Monday	March 6, 2017	Monday	September 18, 2017
Monday	March 20, 2017	Monday	October 2, 2017
Monday	April 3, 2017	Monday	October 16, 2017
Monday	April 17, 2017	Monday	October 30, 2017 (HOLD)
Monday	May 1, 2017	Monday	November 6, 2017
Monday	May 15, 2017	Monday	November 20, 2017
Monday	June 5, 2017	Monday	December 4, 2017
Monday	June 19, 2017	Monday	December 18, 2017
Monday	July 17, 2017		
<i>Jan. 2 &amp; 16, July 3, &amp; Sept. 4 meeting dates were not schedule due to falling on Holidays. Dates indicated as "HOLD" have been tentatively scheduled for possible additional meetings.</i>			
<b><i>Dates approved by Township Board at their meeting of</i></b>			

PLANNING COMMISSION MEETING DATES - 2017			
The Planning Commission meets the second and fourth Thursday of each month. All meetings are normally scheduled to begin at 7:00 P.M. but may change from time to time.			
Thursday	January 12, 2017	Thursday	July 13, 2017
Thursday	January 26, 2017	Thursday	July 27, 2017
Thursday	February 9, 2017	Thursday	August 10, 2017
Thursday	February 23, 2017	Thursday	August 24, 2017
Thursday	March 9, 2017	Thursday	September 14, 2017
Thursday	March 23, 2017	Thursday	September 28, 2017
Thursday	April 13, 2017	Thursday	October 12, 2017
Thursday	April 27, 2017	Thursday	October 26, 2017
Thursday	May 11, 2017	Thursday	November 9, 2017
Thursday	May 25, 2017	Thursday	December 14, 2017
Thursday	June 8, 2017	Thursday	December 28, 2017
Thursday	June 22, 2017		
<i>November 23, 2017 was not scheduled due to falling on a Holidays</i>			
<b><i>Dates approved by Planning Commission at their meeting of</i></b>			

ZBA MEETING DATES - 2017			
The ZBA historically meets the fourth Tuesday of each month at 4:00 P.M. but may change from time to time.			
Tuesday	January 24, 2017	Tuesday	July 25, 2017
Tuesday	February 28, 2017	Tuesday	August 22, 2017
Tuesday	March 28, 2017	Tuesday	September 26, 2017
Tuesday	April 25, 2017	Tuesday	October 24, 2017
Tuesday	May 23, 2017	Tuesday	November 28, 2017
Tuesday	June 27, 2017		
<b><i>Dates approved by ZBA at their meeting of</i></b>			

PARKS & RECREATION - 2017			
The Parks Board meets the second Monday of each month at 7:00 P.M.			
Monday	January 9, 2017	Monday	July 10, 2017
Monday	February 13, 2017	Monday	August 14, 2017
Monday	March 13, 2017	Monday	September 11, 2017
Monday	April 10, 2017	Monday	October 9, 2017
Monday	May 8, 2017	Monday	November 13, 2017
Monday	June 12, 2017	Monday	December 11, 2017
<b><i>Dates approved by Parks Board at their meeting of</i></b>			