

**CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS AGENDA**  
**MONDAY, JANUARY 22, 2024– 7:00 PM**  
**ORION TOWNSHIP MUNICIPAL COMPLEX BOARD ROOM**  
**2323 JOSLYN RD.**  
**LAKE ORION, MICHIGAN 48360**

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**1. OPEN MEETING**

**2. ROLL CALL**

**3. ELECTION OF OFFICERS/APPOINTMENTS**

**4. MINUTES**

A. 11-13-2023, ZBA Meeting Minutes

**5. AGENDA REVIEW AND APPROVAL**

**6. ZBA BUSINESS**

**A. AB-2023-37, Allen Chika/212 Fastsigns, for Sandoshack, 3901 S. Lapeer Road (Silver Spruce Plaza), 09-26-452-017**

The applicant is seeking 1 variance from Sign Ordinance 153, non-residential wall signs - Zoned PUD

1. A variance for 3 additional wall signs in addition to the 6 approved wall signs for a total of 9 equaling 168.01-sq. ft.

**B. AB-2024-01, Cornell Hamilton, 953 Buckhorn Dr., 09-11-457-023**

The applicant is seeking 2 variances from Zoning Ordinance 78, Zoned R-3

Article XXVII, Section 27.05 (H)(2)

1. A 10-ft. side yard setback variance from the required 10-ft. for a 6-ft. fence to be 0-ft. from the property line (north).

Article XXVII, Section 27.17(B)

2. A 21-ft. wetland setback variance from the required 25-ft., for a 6-ft. fence to be 4-ft. from a wetland.

**C. AB-2024-02, Kay Automotive, 57 Kay Industrial Dr., 09-35-400-046**

The applicant is seeking 1 variance from Zoning Ordinance 78, Section 18.04 - Zoned IP

1. A 9.03-ft. side yard setback variance from the required 20-ft. for a gazebo (eastern-most) to be 10.97-ft. from the property line to the north.

**D. AB-2024-03, General Motors Orion Assembly, 4555 Giddings Road, 09-34-200-006 & 09-34-400-011**

The petitioner is seeking 1 variance from Zoning Ordinance #78 – Zoned IC

Article XIX, Section 19.04

1. A 5.63-ft. (5'-7 ½") height variance above the maximum height of 120-ft. for a building addition to be 125.63-ft. (125'-7 ½") tall.

**E. AB-2024-04, Anton Rozhanskiy, 592 Cushing, 09-03-278-006**

The petitioner is seeking to extend the expiration date of the following variances that were approved for ZBA Case AB-2021-67 - Article VI, Section 6.04, Zoned R-3

1. A 23-ft. front yard setback variance from the required 30-ft. to build a home with an attached garage 7-ft. from the front property line.
2. A 2-ft. side yard setback variance from the required 6-ft. to build a home with an attached garage 4-ft. from the side property line (south).
3. A 12.36% lot coverage variance above the allowed 25% for a total lot coverage of 37.36%.

**F. 2023 Annual Report**

**7. PUBLIC COMMENTS**

**8. COMMUNICATIONS/EDUCATION**

**A. Informative Articles from Michigan Planner Magazine November/December 2023 Edition**

**9. COMMITTEE REPORTS**

**10. MEMBER COMMENTS**

**11. ADJOURNMENT**

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**In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the Township at least seventy-two hours in advance of the meeting when requesting accommodations.**  
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