

CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS AGENDA
MONDAY, MAY 13, 2024
ORION TOWNSHIP MUNICIPAL COMPLEX BOARD ROOM
2323 JOSLYN RD., LAKE ORION, MICHIGAN 48360

CLOSED SESSION AT 6:00 P.M.

**To discuss Confidential legal opinion regarding application of ZBA standards under State Law
and the Township Zoning Ordinance pursuant to MCL 15.268(h) and MCL 15.243(g)**

REGULAR MEETING AT 7:00 PM

1. OPEN MEETING

2. ROLL CALL

3. CLOSED SESSION – at 6:00 p.m. to discuss Confidential legal opinion

4. MINUTES

A. 04-08-2024, ZBA Meeting Minutes

5. AGENDA REVIEW AND APPROVAL

6. ZBA BUSINESS

A. AB-2024-10, Randy Jett, 1141 Elkhorn Lake Rd., 09-10-329-005

The applicant is seeking 1 variance from Zoning Ordinance #78 – Zoned R-3
Article VI – Section 6.04

1. A 10-ft. side yard setback variance from the required 10-ft. for a detached garage to be 0-ft. from the property line to the north.

B. AB-2024-11, XL Fireworks LLC, Temporary Use Permit for an Open Air Business, 664, 666, 668, 670, 674, 678, 684, 686, 688, 690, 694, 698, 700, 702 & 704 S. Lapeer Rd., 09-11-428-011

Per Zoning Ordinance #78, Article XXX, Section 30.11(F)(1)(b); the petitioner is requesting a Temporary Use Permit for Open Air Business, to sell consumer fireworks from a tent June 23, 2024 – July 5, 2024.

C. AB-2024-12, Kim Allard/Allied Signs for Hyatt House, 95 Brown Road, 09-32-378-075

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

1. A variance for 3 additional wall signs in addition to the 1 allowed for a total of 4 wall signs totaling 186.37-sq. ft. (2-on the South Elevation, 1 on the west elevation, 1 on the knee wall).

D. AB-2024-13, Robert Dupell, 407 Waldon Meadows Ct., 09-26-102-002

The applicant is seeking 1 variance from Zoning Ordinance #78 – Zoned R-2
Article XXVII, Section 27.05(H)(1)

1. A 15-ft. rear yard setback variance from the required 0-ft. to erect a 4-ft. fence 15-ft. from the rear property line (south).

E. AB-2024-14, Carrols LLC (for Lapeer Road Burger King), 1155 S. Lapeer Rd. (parcel #09-14-226-011)

The applicant is seeking 1 variance from Zoning Ordinance #78 – Zoned GB
Article XIV, Section 14.02(A)(1)

1. A 21.66-ft. speaker box setback variance, from the required 100-ft. from residential zoned property, for speaker boxes to be 78.34-ft. from the property line (east).

And, 2 variances from Sign Ordinance 153 – Non-Residential Wall Signs

1. A variance to allow 1 additional wall sign above the 1 allowed for a total of 2 walls signs totaling 164.25-sq. ft. (32.82-sq. ft. + 131.43-sq. ft.).
2. A 14.73-sq. ft. variance above the allowed 10% Entry Elevation Wall Area of 116.70-sq. ft. for a wall sign to be 131.43- sq. ft.

F. AB-2024-15, Brian Milosch, 1465 Brown Rd, 09-34-300-010

The applicant is seeking 1 variance from Zoning Ordinance #78
Article XVIII, Section 18.04

1. A .74 acre variance, from the minimum lot area for each use within an Industrial Park of 2 acres, for a parcel to be 1.26 acres zoned IP.

7. PUBLIC COMMENTS

8. COMMUNICATIONS/EDUCATION

- A. Report from Tony Cook regarding April 29th MAP Zoning Essentials Workshop

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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