

CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS AGENDA
MONDAY, NOVEMBER 11, 2024– 7:00 PM
ORION TOWNSHIP MUNICIPAL COMPLEX BOARD ROOM
2323 JOSLYN RD.
LAKE ORION, MICHIGAN 48360

1. OPEN MEETING

2. ROLL CALL

3. MINUTES

A. 10-14-2024 ZBA Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS

A. AB-2024-36, Ryan Wishau/Toledo Sign Company for Orion Township Library, 825 Joslyn Road, 09-09-452-020

The Petitioner is seeking 1 variance from Sign Ordinance 153 - Zoned R1

Section 7 – Residential Zoned Areas EMC Ground Signs

1. A 7.13-sq. ft. ground sign EMC area variance, above the allowed 30% of total sign area (7.97-sq. ft.), for the ground sign EMC area to be 15.10-sq. ft.

B. AB-2024-38, Todd Schinzing, 4400 Dora Ln., 09-30-301-024

The Petitioner is seeking 2 variances from Zoning Ordinance #78 - Zoned R1

Article XXVII, Section 27.02(A)(8) – Lot Size Over 1 Acre to 2.5 Acres

1. A 1,064-sq. ft. variance above the allowed total maximum floor area of all detached accessory buildings of 1,000-sq. ft., to build an 1,840-sq. ft. pole barn, in addition to an existing 144-sq. ft. shed, and an existing 80-sq. ft. clubhouse, for a total of 2,064-sq. ft. of all detached accessory buildings.
2. A 564-sq. ft. variance above the allowed total maximum floor area of all accessory buildings of 1,500-sq. ft. to build a 1,840-sq. ft. pole barn, in addition to an existing 144-sq. ft. shed, and an existing 80-sq. ft. clubhouse, for a total of 2,064-sq. ft. of all accessory buildings.

C. AB-2024-39, Phillips Sign & Lighting Inc. for Victory Motors, 677 S. Lapeer Rd. (09-11-430-021), 2 unaddressed parcels east of 677 S. Lapeer Rd. (09-11-430-006 & 09-11-430-007), 681 S. Lapeer Rd. (09-11-430-004), and unaddressed parcel south of 681 S. Lapeer Rd. (09-11-430-005)

The Petitioner is seeking 1 variance from Sign Ordinance 153 – Zoned GB

1. A variance for 1 additional wall sign in addition to the 1 wall sign allowed for a total of 2 wall signs totaling 140.21-sq. ft.

D. AB-2024-40, Superior Sign Company, for Raising Cane's, 771 Brown Road, 09-33-351-013; 781 Brown Road, 09-33-351-014, & 795 Brown Road, 09-33-351-015

The Petitioner is seeking 4 variances from Sign Ordinance 153 – Zoned BIZ

1. A variance for 6 additional wall signs in addition to the 1 allowed for a total of 7 wall signs totaling 316.78-sq. ft.
2. A 116.78-sq. ft. variance above the allowed 200-sq. ft., for a total of 316.78-sq. ft. of wall signs.
3. A variance to allow 3 additional ground signs in addition to the 1 allowed for a total of 4 ground signs (1-monument sign, 2 menu boards & 1 pre-sale board).
4. A 10-ft. road right-of-way setback variance from the required 30-ft. for a monument sign to be 20-ft. from the road right-of-way along Brown Road.

And 1 variance from Zoning Ordinance 78 – Article XXXIV, Section 34.03(B) Use Group C

1. A 20-ft. front yard setback variance from the required 40-ft. for a monument sign to be 20-ft. from the front property line (Brown Road).

6. PUBLIC COMMENTS

7. COMMUNICATIONS/EDUCATION

8. COMMITTEE REPORTS

9. MEMBER COMMENTS

10. 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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