

CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS AGENDA
MONDAY, DECEMBER 8, 2025 – 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. 11-24-2025, ZBA Regular Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS

A. **AB-2025-37, Bazo Construction for CITGO, 4520 Joslyn Rd., 09-33-326-005**

The petitioner is seeking 5 variances from Sign Ordinance #153 – Zoned GB
Section 7 – Ground & Wall Signs in Non-Residential Zoned Areas

1. A variance for 4 additional wall signs in addition to the 1 wall sign allowed for a total of 5 wall signs (1 on the store previously approved, 4 fuel canopy sides).
2. An 86.4-sq. ft. variance above the allowed 9.6-sq. ft. for a 96-sq. ft. east facing gas fuel canopy side.
3. An 86.4-sq. ft. variance above the allowed 9.6-sq. ft. for a 96-sq. ft. west facing gas fuel canopy side.
4. A 67.5-sq. ft. variance above the allowed 7.5-sq. ft. for a 75-sq. ft. north facing gas fuel canopy side.
5. A 67.5-sq. ft. variance above the allowed 7.5-sq. ft. for a 75-sq. ft. south facing gas fuel canopy side.

6. PUBLIC COMMENTS

7. COMMUNICATIONS

A. **Memo Regarding Recent Text Amendments**

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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