

**CHARTER TOWNSHIP OF VAN BUREN
BOARD OF ZONING APPEALS AGENDA
September 13, 2016 - 7:00 PM
VAN BUREN TOWNSHIP HALL
Board of Trustees Room
46425 Tyler Road**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Chair	_____	Vice-Chair Amos Grissett	_____
Corresponding Secretary Joe Barnabei	_____	Commissioner Edward Miller	_____
PC Representative Byron Kelley	_____	Commissioner David Senters	_____
Trustee Jeff Jahr	_____	Director Ron Akers	_____
Commissioner Robert McKenna	_____	Deputy Director Matthew R. Best	_____
Recording Secretary Anna Halsted	_____		

ACCEPTANCE OF AGENDA

MINUTES: Approval of minutes from February 9, 2016 meeting

CORRESPONDENCE

UNFINISHED BUSINESS

NEW BUSINESS

1) ELECTION OF OFFICERS

2) GRACE LAKE CORPORATE CENTER SIGNAGE

Case # BZA 16-034

Location: Parcel Number V-125-83-045-99-0020-705, (1 Village Center Drive, Belleville, MI 48111.) The site is located on the east side of I-275 between Tyler Road to the south and Ecorse Road to the north.

Requesting: A request by Grace Lake, LLC, otherwise known as the Grace Lake Corporate Center, for a variance from the maximum allowable sign height and maximum allowable sign area in order to construct an on-premise monument sign along I-275. The applicant is requesting a variance from the following sections of the Charter Township of Van Buren Zoning Ordinance:

- An office center, complex or development may have one (1) additional secondary monument sign for each major thoroughfare upon which the site has frontage. Such secondary signs shall not exceed forty (40) square feet in area or twelve (12) feet in height. The proposed square footage of the sign is 675 square feet and thirty five (35) feet in height.
 - A. Presentation by Township Staff.
 - B. Presentation by the Applicant.
 - C. Public Hearing
 - D. Board of Zoning Appeals discussion.
 - E. Board of Zoning Appeals action.

ANNOUNCEMENTS, COMMENTS, AND OPEN DISCUSSION

ADJOURNMENT

CHARTER TOWNSHIP OF VAN BUREN
BOARD OF ZONING APPEALS
Tuesday-February 9, 2016
MINUTES – Draft

The Meeting was called to order at 7:02pm in the Board of Trustees room by Chairperson Atchinson.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Present: Atchinson, Barnabei, Jahr, Miller, Senters

Absent Excused: Kelly, Grissett

Staff: Best, Akers, Halstead

Audience: 6

ACCEPTANCE OF AGENDA:

Motion to accept agenda as presented Jahr, Seconded by Barnabei.

Motion Carried

APPROVAL OF MINUTES: Motion to approve minutes from January 20, 2016 Barnabei, Seconded by Miller. Motion Carried

Motion to accept minutes from December 8, 2015 Barnabei, Seconded by Grissett

Motion Carried

CORRESPONDENCE:

Akers let the board members know there will be a 2016 Michigan Association of Planners training workshop for planning and zoning board members on March 3, 2016. There are registration forms if anyone was interested in attending. The workshop will consist of 2 sessions that will be hosted by Van Buren Township. The workshops are "Site Plan Review" and "Planning and Zoning Essentials"

The second item was a report on the request for board action to change the Zoning Board of Appeals fees. This will be on the February 16th Work-study and the March 15th Board Meeting.

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS

1.) MENARD, INC.

Case # BZA 16-001

Location: Parcel Number V-125-83-061-99-0005-721, which is vacant. The site is located on the west side of Belleville Road between Tyler Road to the north and I-94 to the south.

Menard Inc. requested approval of variances that the BZA previously approved back on January 15, 2015. Since that approval, the variances have expired due to the lack of work commencement. Menards Inc. is now ready to begin site work and requested the variances approval. Staff recommended the variances approval.

Motion to open Public Hearing Jahr, Seconded by Barnabei. Motion Carried. Public hearing opened at 7:15.

Representative Tyler Edwards from Menards Inc. gave his presentation to the board. He stated the delay in starting the project was caused by the redesigning and restructuring of the store floor plan. Under the new plan, mezzanines were now three times larger and desk, office and product locations were changed. This caused a delay as design work was completed. Mr. Edwards stated that Menard Inc. plans to begin construction in spring 2016.

Motion to close Public Hearing Jahr, Seconded by Senters. Motion Carried. Public hearing closed at 7:20

Barnabei motioned, seconded by Senters to approve the following...

1. Approve the requested variance from Article 13, Section 13.03(c)(5) to permit outdoor storage of materials to a height of 14 feet – 8 feet greater than the maximum height of 6 feet permitted, based on the following findings and conclusions:
 - a. All outdoor storage greater than 6 feet in height will not be “piled” as regulated by the Ordinance. The materials will be stacked, organized, securely bound, and palletized within an engineered steel rack specifically designed to bear the load of materials, and will only be accessed by employees. To allow outdoor storage higher than 6 feet that is contained in the proposed rack system, and not in piles as limited by the Ordinance will do substantial justice to the applicant and other property owners in the district.
 - b. All outdoor storage will be screened by the main building, the warehouse building, the 14-foot high pallet racking building, and 14-foot high fence which will enclose the outdoor storage area. Light, air and public safety will not be negatively impacted if the variance is granted.
 - c. Strict compliance with the 6 foot height limit on piled materials stored outdoors is unnecessarily burdensome in this case where the outdoor storage is stacked, organized, securely bound, and palletized within an engineered steel rack, not in piles as regulated by the Ordinance
 - d. The proposed outdoor storage meets all the standards of Sections 19.07.3 and 19.07.4 of the Zoning Ordinance, as stated in the McKenna letter.

2. Approve the requested variance from Section 4.23 to permit the total area of outdoor signage to be greater than the area permitted, to a total of 407.7 square feet, based on the following findings and conclusions:

- a. Permitting an area of 407.7 square feet for total outdoor signage meets all the standards of Sections 19.07.3 and 19.07.4 of the Zoning Ordinance, as stated in the McKenna letter.
 - b. Requiring compliance with the maximum permitted outdoor signage area of 290 square feet is unnecessarily burdensome.
 - c. Allowing total signage of 407.7 square feet does do substantial justice to surrounding commercial property owners and does substantial justice to the applicant.
 - d. Drivers along Belleville Road can identify Menards from the conforming 90-square foot monument sign along Belleville Road.
 - e. The reduction in total sign area than originally proposed by the applicant is accomplished by removing the swoosh graphic under the “Menards” wall sign and removing the slogan sign from the building
3. Approve a modified variance from Section 4.23 to permit 317.7 square feet of wall signage on the main building – 117.7 square feet greater than the maximum area of 200 square feet permitted, based on the following findings and conclusions:
 - i. With Section 4.23 permitting 339 square feet of outdoor signage and the maximum allowable monument signage of 90 square feet proposed, 249 square feet remain which can only be used for building signage; however, the Zoning Ordinance only permits a maximum area of 200 square feet.
 - ii. Limiting the main wall sign to be not more than 200 sq. ft. is unnecessarily burdensome and would not do substantial justice to the applicant and surrounding property owners.
 - iii. A unique circumstance exists because the Menards building is setback about 500 feet from Belleville Road and will be somewhat screened from direct view from Belleville Road when the out lots are developed in the future. A larger wall sign area than permitted by the Zoning Ordinance will improve visibility of the building from Belleville Road, and will do substantial justice to the applicant and to other property owners in the district.
 - iv. Permitting an area of 317.7 square feet for wall signage on the building meets all the standards of Sections 19.07.3 and 19.07.4 of the Zoning Ordinance, as stated in the McKenna letter.
4. Approve variances from the maximum height (4 feet) and area (6 square feet) requirements for directional signs in Section 4.23 to permit the 1 “IN” and 2 “OUT” signs to be 17.5 feet high, and 1 lumber yard entrance sign and 1 “Thank you” sign to be 24 square feet and 19 feet high, based on the following findings and conclusions:
 - a. Permitting the requested area and height of directional signs meets all the standards of Sections 19.07.3 and 19.07.4 of the Zoning Ordinance, as stated in the McKenna letter.
 - b. A practical difficulty exists because strict compliance with the height and area limits for directional signage is unreasonably burdensome for a large home improvement store that relies on higher and larger directional signage

to promote safe ingress to and egress from the yard area for large trucks and customers. As such, a unique circumstance exists for this property as well as any other property of a large home improvement store that must have directional signage for customer traffic to and from a yard area.

- c. The area and height of the proposed directional signage is the minimum necessary to be visible to vehicles approaching the yard entrance/exit area.

Motion carried with five votes. Variances Approved.

2.) PAUL TAYLOR

Case # BZA 16-002

Location: Parcel Number V-125-83-143-99-0011-000. The site is located on the South side of Riggs between Haggerty Road to the east and Renton to the west.

The applicant is requesting a variance from the following sections of the Charter Township of Van Buren Zoning Ordinance:

- Article 4, Section 4.14(b)(1)(d)(2) (Accessory Building Lot Coverage): Total allowable lot coverage for accessory buildings on the property is 1625.6 square feet.

Motion to open Public hearing Jahr, Seconded by Barnabei. Motion Carried. Public hearing opened at 7:25.

The applicant gave his presentation for the request of a 1,920 sq. ft. pole barn. Applicant stated they were the owners of 10 extra feet on the side of the property. Staff stated that since it was not on public record, it could not be used in calculating the variance needed. Akers stated if there were any conflict with lot size, they always deviate back to the assessing records on the legal description of the property. The question was asked if the variance could be voted on contingent of the 10 feet being added to public record. The answer was yes, as long as the board felt it was a reasonable condition.

Jahr mentioned that the planning commission has the authority to make modifications to site plan differing from the ordinance and that the applicant could go to the planning commission to see if they could amend the section in the ordinance regarding accessory buildings and lot coverage. This would allow the applicant to not need a variance.

Best gave a report with the BZA with information regarding the variance request. Best gave the Staff recommendation that the BZA deny the variance:

Deny the requested variance from section 4.14 to permit the construction of a 1,920 square foot accessory building for a total of 2,404 square feet accessory building lot coverage because

1. The applicant did not demonstrated practical difficulties or unique circumstances for the requested lot coverage variance.

2. The granting of the requested variances would not do substantial justice to other property owners in the district who have been required to comply with the Zoning Ordinance
3. A pole barn can be constructed on the parcel, meeting the minimum lot coverage limits.
4. The applicant's home, like other similarly situated homes in the area, remains a viable residence without the need for a pole barn or relief from the lot coverage limits.
5. Granting of the requested lot coverage variance would not reduce the supply of light and air to the site and adjacent lots.
6. The granting of the requested variance may set a precedent for similar situations within the area, zoning district, and the Township as a whole, and would alter the character of the neighborhood over time.

Motion to take a 15 minute recess Jahr, Seconded by Barnabei. Motion Carried.

The Meeting was called to order at 8:49pm in the Board of Trustees room by Chairperson Atchinson.

Akers and Best reported on the standards for the planning commission regarding modifications for accessory building size and requirements.

Motion to deny the variance based on the letter of staff recommendation Jahr, Seconded by Barnabei. Yeas: Jahr, Senters, Miller. Nays: Barnabei, Atchinson (3-2). Motion does not pass.

Motion to postpone variance request to next scheduled meeting Jahr, Seconded by Senters. Yeas: Jahr, Senters, Barnabei, Miller, Atchinson. Action tabled to next meeting on April 12, 2016.

ANNOUNCEMENTS, COMMENTS, AND OPEN DISCUSSION:

Next Wednesday February 17, 2016 at 7:00pm there will be a public information meeting regarding the Lakeshore Ordinance. In addition, on February 22nd and 23rd there will be public one on one informational meetings held at the township.

Motion Miller, seconded by Jahr to adjourn at 9:17 p.m.

Motion Carried

Respectfully submitted,

Anna Halstead, Recording Secretary



Memo

TO: Board of Zoning Appeals

FROM: Ron Akers, AICP
Director of Planning and Economic Development

RE: Election of a Chairperson

DATE: September 10, 2016

The previous Chairperson, Ms. Atchinson resigned from the Board of Zoning Appeals earlier this year to accept a position on the Township's Planning Commission. Due to this the BZA will need to appoint a chairperson to fill the remainder of her term. This position will be up for election again in December per the BZA rules of procedure. Please feel free to contact us with any additional questions.



Case number _____

Dated submitted _____

Board of Zoning Appeals Application

APPLICANT INFORMATION

Applicant Grace Lake, LLC Phone 212-319-5800
 Property Owner (if different than applicant) _____ Phone _____
 Address 747 Third Avenue, 37th Floor Fax 212-319-5333
 City, State New York, NY Zip 10017 E-Mail Address ddobriansky@sovpartners.com

SITE INFORMATION

Property Location: On the East Side of I-275 Road; Between Tyler Road and Ecorse Road. Size of Lot Width _____ Depth _____ Acreage _____
 Date Property Acquired and the Type of Ownership April 17, 2012 - Limited Liability Company
 State all deed, subdivision improvement and property restrictions in effect at this time, together with dates of expiration:

VARIANCE REQUEST

Variance to Zoning Ordinance Section (s) _____
 Explanation of the Practical Difficulty of the Property as defined in Section 19.07 Due to the unique circumstances of the property, located along I-275, the previous variance of a 40 sq.ft sign would be insufficient to comply with the United States Sign Council standards for safe viewing from a six lane highway.
 Explanation of request for Administrative Review Interpretation _____

REQUIRED INFORMATION

Photographs of the building and/or structures on site
 Sketch plan or plot plan showing the dimensions of the lot and the existing and proposed setbacks

OWN Grace Lake, LLC
 By: Van Buren Management LLC
 By: Cyrus Sakhat, Managing Member
Grace Lake, LLC Signature of Property Owner 8/18/16
 Print Property Owners Name Date

STATE OF ~~MICHIGAN~~ New York
 COUNTY OF ~~WAYNE~~ New York

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this 18th day of August 2016
[Signature] Notary Public, New York County, New York

My Commission expires 08/30, 2018

CARACELIS A. DELOSSANTOS
 Notary Public, State of New York
 Registration #01DE6227250
 Qualified In Queens County
 Certificate Filed in New York County
 Commission Expires August 30, 2018



Memo

TO: Board of Zoning Appeals

FROM: Matthew R. Best
Deputy Director of Planning and Economic Development

RE: 16-034 - Grace Lake Corporate Center - Signage Variance Request

DATE: September 8, 2016

Staff has reviewed the above referenced application submitted by the owners which proposes to construct an on-site secondary monument sign at the Grace Lake Corporate Center along the frontage of I-275 to notify northbound drivers to exit at Ecorse Road. The Grace Lake Corporate Center site is located east of I-275, south of Ecorse Road and north of Tyler Road. The site is zoned O-T, Office Technology. The proposed on-site monument sign will also include a digital message sign.

Section 20.409(5)(c) of the Zoning Ordinance permits office developments in the O-T, Office Technology District, to have one additional secondary monument sign for each major thoroughfare upon which the site has frontage. Such secondary monument sign shall not exceed 40 square feet in area or 12 feet in height. Although the site does not have direct access from the I-275 expressway, the expressway is a major thoroughfare along which a secondary monument sign is permitted. The proposed secondary monument sign is 672 sq. ft. and approximately 35 ft. high; therefore, it does not comply with the Zoning Ordinance and a variance is being requested by the Owner for the proposed sign. Currently, the Grace Lake Corporate Center has its primary monument sign along Ecorse Road and secondary monument signs along Tyler Road and Hannan Road.

	Maximum permitted by Section 20.408 (3)	Dimensions proposed by the Applicant	Difference Requested by the Applicant
Sign Area	40 sq. ft.	672 sq. ft.	+ 632 sq. ft.
Sign Height	12 ft.	34 ft. 7 in.	+ 22 ft. 7 in.

VARIANCE REQUESTED

Article 17, Schedule of Regulations: Section 20.409(5)(c), Secondary Monument Sign – OT District

Secondary monument signs in the OT District shall not exceed 40 sq. ft. or 12 ft. in height.

632 sq. ft. foot sign area variance requested.

22 ft. 7 inch sign height variance requested.

COMMENTS

In accordance with Sections 19.07.3 and 19.07.4 of the Van Buren Township Zoning Ordinance, the BZA must determine whether a practical difficulty has been demonstrated and make findings regarding several factors prior to acting on a proposed variance. Additional information brought forward by the Board, the applicant, and/or during the public hearing should be incorporated into the record prior to any findings being made. Staff comments on each of the requested variances are as follows:

Reasonable and Necessary

That strict compliance with the area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose and would render the conformity unnecessarily burdensome for other than financial reasons.

Strict compliance with the provisions which govern area and height would prevent the owner of the property from constructing a sign which is of a size so it can be safely and effectively viewed from I-275. The current standard of 40 square feet is not sufficient for this purpose as there is limited visibility from the road which may impact the safety of drivers. The applicant has used the Sign Legibility Rules of Thumb document from the United State Sign Council as a reference when designing the proposed sign to ensure that the sign is of an adequate size to be safely viewed by motorists who are traveling along I-275. Staff has reviewed their analysis and offers the following comments:

The calculation of the sign elements is accurate based upon the formula provided by the United States Sign Council. Based on the calculation of required copy area and negative space, in order to the sign to be safely and effectively visible from the freeway the applicant would have to construct a sign which is 631.25 square feet. The sign calculations in the proposal indicate that they are proposing a 600 square foot sign, but based on the provided dimensions the actual square footage of the sign is 672.5 square feet. This measurement does not include the 149" X 388" base nor the 24" X 360" Monochrome red digital display. These were excluded because the base of a monument sign is not included in the measurement per the Zoning Ordinance and the 24" X 360" digital display is intended to be for governmental/community signage. The Zoning Ordinance allows for an exemption for governmental signs and thus the square footage was not included in the calculation. Based on this the Township should discuss with the applicant an agreement for usage of the sign. Any approval should be conditioned upon this.

The Zoning Ordinance limits the height of a secondary monument sign to 12' from grade. The proposed height of the monument sign is 34.6' from grade. Based on the above calculations for sign area a 12' tall sign would require the width of the sign be 52'. This would limit the applicant's ability to construct a sign perpendicular to the freeway on the existing berm because, according to Google Earth measurements, the crest of the hill is only approximately 30' in width. The height of the sign will need to be increased to accommodate the increased square footage. The Zoning Ordinance establishes the height of 30' from grade as the maximum allowable height for billboards adjacent to the freeway. While the proposed monument sign is considered an on premise sign and not a billboard, it is in a comparable location and of a comparable size to a billboard. Based on this my recommendation is that the

Township apply the 30' height standard to the sign, unless the applicant can provide additional rationale to justify the variance.

Based on the above discussion it appears that practical difficulty has been met, but the proposed monument sign exceeds the minimum signage area addressed by the U.S. Sign Council calculation. It is my recommendation that if a variance is granted, it should only be granted for the minimum amount addressed by the sign council. (i.e. 631.25 square feet rather than 672.5 square feet) Additionally the proposed sign height exceeds the standards applicable to billboards in the Township's Zoning Ordinance. It is my recommendation that the height of the sign be limited to 30' (maximum height allowed for billboards) rather than 34.6'.

Substantial Justice

Granting the variance would do substantial justice to the applicant, as well as to other property owners in the district.

Granting the variance would provide substantial justice to the applicant. The OT zoning district grants permission for owners to place signs along all major public thoroughfares including I-275. Due to the speed of the freeway larger signs are typically required in order to facilitate effective signage and safe viewing of the sign. Additionally this sign is of a consistent size with several other billboard type signs in the vicinity. I have searched the Lamar website for information regarding the size of billboards which are in the area. This search has indicated that the Lamar billboards, which are in close proximity to this sign, are 14' X 48' in area or 672 square feet. This demonstrates that the proposed sign is of a consistent size with signs adjacent to the freeway.

Plight of Owner Due to Unique Circumstances

The plight of the owner is due to the unique circumstances of the property.

Based on our review, there is a unique circumstance associated with the location or configuration of the site. The property developers constructed a landscaped berm between the development and freeway for noise reduction purposes due to its close proximity to I-275. This prevents drivers on I-275 from seeing the Corporate Center from the freeway. This variance request would allow the property owner to overcome the site conditions the berm creates to place a secondary monument sign that can perform its function, indicating the development's location to drivers along I-275.

Self-Imposed

The problem is not self-created.

Although the berm along I-275 was self-created, the ability for drivers along I-275 to see a 40 sq. ft. secondary monument sign was not. The desire to increase awareness of the Corporate Center and potential expand the development is at the center of the applicant's variance request.

Environmental Impacts

Will not impair an adequate supply of light and air to adjacent property or increase congestion on public streets.

The granting of the requested would not reduce the supply of light and air to the site and adjacent properties. Traffic congestion on I-275 may improve if the variances are granted due to drivers not having to slowdown to see/scan for a 40 sq. ft. secondary monument sign.

Public Safety

Will not increase the hazard of fire or flood or endanger the public safety.

The applicant provided data from the United States Sign Council (USSC) regarding the size and height of the proposed sign. The applicant, using the USSC's Sign Legibility Rules, determined that for drivers to safely read and understand a sign on a multi-lane freeway at 70 mph, a sign must be a minimum of 631.25 sq. ft. with a minimum letter height of 39 inches.

Property Values

Will not unreasonably diminish or impair established property values within the surrounding area.

The granting of the requested variances for sign height and area is not expected to significantly diminish or impair established property values within the surrounding area.

Community

Will not in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the Township.

The proposed sign is not in close proximity to any residential areas in the Township and should only be visible from the subject property, I-275, and adjacent industrial development on the opposite side of the freeway.

Character of the Neighborhood

Will not alter the essential character of the neighborhood.

The granting of the requested variances for sign height and area will not alter the essential character of the area. There are several other signs of similar size in the area.

RECOMMENDATION

Based on the above analysis, we recommend the BZA take the following action:

Approval of the requested sign height variance and maximum sign area variance from Section 20.409(5)(c) to allow the construction of a monument sign at the property known as Grace Lake Corporate Center, Parcel ID # 125-83-045-99-0020-704 based on the following conditions:

1. The applicant reduce the size of the proposed sign from 672.5 square feet to 631.25 as specified in the U.S. Sign Council calculation.
2. The applicant reduce the height of the proposed sign from 34.6' to 30' from grade to be consistent with the maximum height for billboards.
3. The applicant develop an agreement with the Township over the governmental use of the sign so it can be exempted from the square footage calculation.

4. The applicant obtain approval from the Michigan Department of Transportation, if necessary, prior to the Township issuing a sign permit.

This approval is based upon the following findings of fact:

1. Strict compliance with the Zoning Ordinance provisions governing sign height and maximum sign area would prevent the applicant from constructing a monument sign along I-275 which could be safely and effectively viewed from the freeway.
2. The United States Sign Council On Premise Sign Legibility Rules of Thumb document presents a formula for calculating sign size which is based upon determining effective legibility of signs for motorists. Based on the presented information that formula recommends a 631.25 square foot sign area.
3. The proposed sign is an on premise sign, but is sized and in a location which is comparable to a billboard.
4. The Township's Zoning Ordinance establishes a maximum of 30' in height for billboards.
5. The OT zoning district allows for additional monument signs at public thoroughfares.
6. The unique circumstances of the property are its proximity to I-275 and the location of the berm adjacent to the freeway.
7. The issues are not self-created.
8. The request will not impair an adequate supply of light and air to adjacent property or increase congestion on public streets.
9. The request will not increase the hazard of fire or flood or endanger the public safety.
10. The request should not unreasonably diminish or impair established property values within the surrounding area.
11. The request should not in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the Township.
12. The request will not alter the essential character of the neighborhood.

Because the circumstances for relief to sign area and height requirements raised by the applicant are unique to the property and proposed sign location, the variance appears to be the best remedy to this situation.

GRACE LAKE CORPORATE CENTER

COMPRISED OF 15 BUILDINGS
ON 265 ACRES
800,000 SQ.FT OF OFFICE & INNOVATION SPACE

4 MAJOR TENANTS
GE, VISTEON, HANON SYSTEMS & CITI GROUP

MULTIPLE SMALLER TENANTS

OVERVIEW

PREVIOUS VARIANCE
2ND OFFSITE MONUMENT SIGN ALLOWED 40 SQ.FT
ON I-275 FRONTAGE

Grace Lake Corporate Center is a very unique complex. Occupying many tenants with numerous addresses. The size of the sign we are proposing is based upon the United States Sign Council for safety and even though it is smaller than their recommendations a 600 sq.ft. sign for all addresses/tenants would allow each of the four major tenants to have less than 40 sq.ft of signage each and allowing the Grace Lake Corporate Center name to be readable for the remaining complex identification.

The previous variance of a 40 sq.ft. sign which would be considered a safe viewing sign on a simple 2 lane 25 mph road (USSC manual page 13) would be a major safe viewing issue on a 6 lane divided highway.

We feel that there are no other building complexes located off I-275 with the same scenario / hardship as Grace Lake and the township would not have to consider other variances requesting a sign of this size.



**GRACE LAKE
CORPORATE CENTER**

JIFFY SIGNS INC.
30777 SCHOOLCRAFT LIVONIA, MICHIGAN 48150
PHONE: 734-266-3350 FAX 734-266-3351



100 ft



400 ft



800 ft



**SOUTH BOUND I-275
70 MPH
LOW SPEED LANE**



TENANT SQ.FT BREAKDOWN

ALL OTHER SMALLER
TENANTS TO GO UNDER
GRACE LAKE CORPORATE CENTER
EVEN THOUGH THEY ALL HAVE SEPERATE ADDRESSES
105 SQ.FT.

4 MAJOR TENANTS
ACTUAL SIZE OF LOGO'S

40 SQ.FT.

32.5 SQ.FT

25.8 SQ.FT

30.2 SQ.FT

60 SQ.FT. MONOCHROME
ELECTRONIC MESSAGE CENTER

GRACE LAKE
UNDERLINE LOGO
19 SQ.FT



**DETERMINING SIGN SIZE
BASED ON THE UNITED STATES
SIGN COUNCIL
CALCULATION METHODOLOGY
FOR SAFETY**



**USSC standard sign size
for multi lanes at 70MPH
741 sq.ft. sign**

Table 2. Freestanding Sign Sizes Page 13 of USSC Manual

Freestanding Sign Size in Square Feet

Sign Size (Square Feet) = $[(VRT)(MPH)]^2 / 800$
 VRT = Viewer Reaction Time MPH = Miles Per Hour
 VRT varies with roadside complexity:
 simple or 2 lane = 8 seconds / complex or 4 lane = 10 seconds / multi lane = 11 seconds

MPH	Road Complexity	VRT	Sign Size
25	simple / 2 lane	8	50
25	complex / 4 lane	10	78
30	simple / 2 lane	8	72
30	complex / 4 lane	10	112
35	simple / 2 lane	8	98
35	complex / 4 lane	10	153
40	simple / 2 lane	8	128
40	complex / 4 lane	10	200
45	simple / 2 lane	8	162
45	complex / 4 lane	10	253
50	simple / 2 lane	8	200
50	complex / 4 lane	10	312
55	complex / 4 lane	10	378
60	complex / 4 lane	10	450
65	multi lane	11	639
70	multi lane	11	741
75	multi lane	11	850

CALCULATING PROPOSED 600 SQ.FT. SIGN

PAGE 9 OF USSC MANUAL

DETERMINING SIGN SIZE – Calculation Methodology

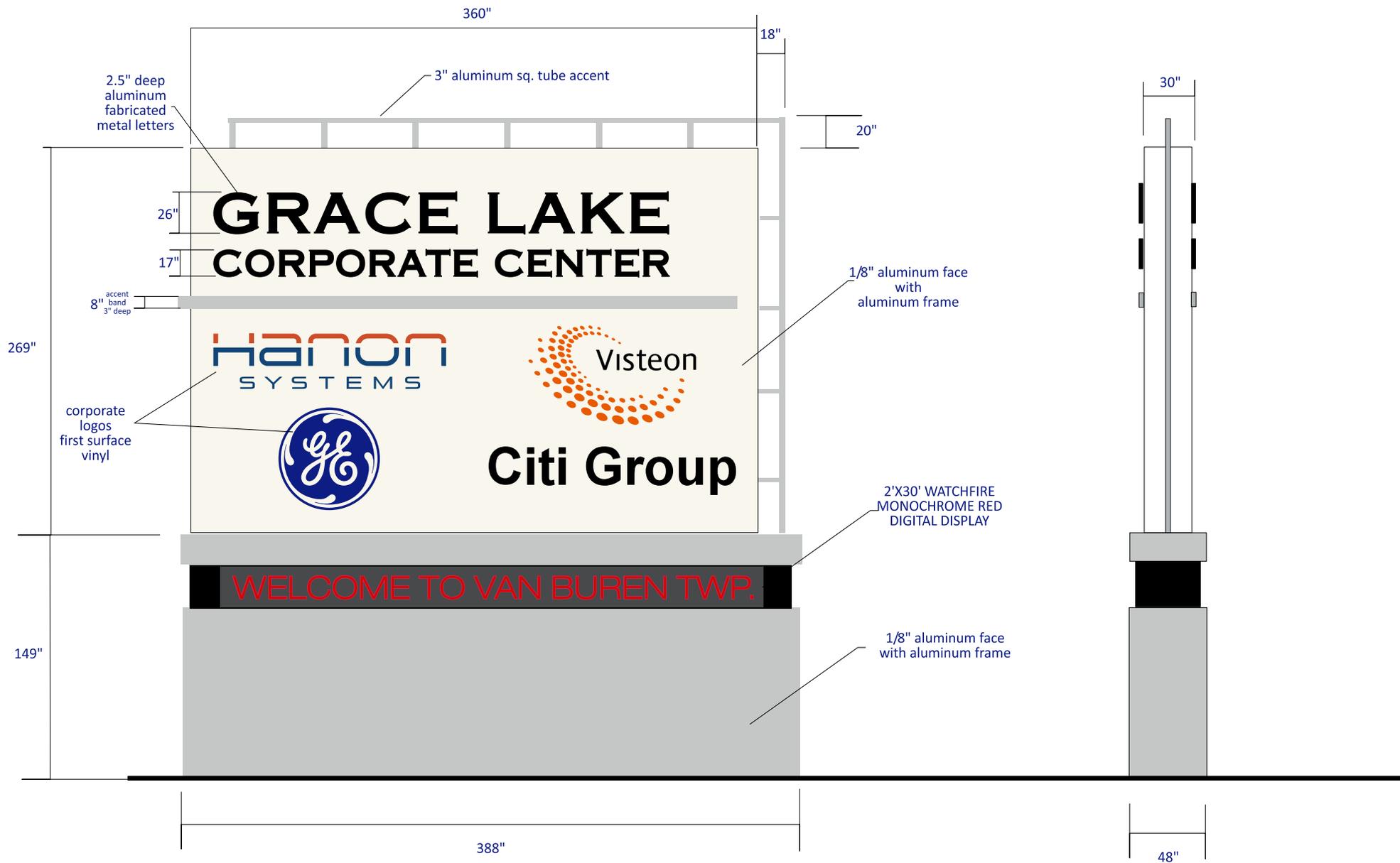
The size of a sign is determined by the size and length of the message and the time required to read and understand it. It can be calculated once the numerical values of the five size determinants –Viewer Reaction Time, Viewer Reaction Distance, Letter Height, Copy Area, and Negative Space – have been established.

The step-by-step process to determine sign size, which is explained below, is useful not only as a calculation method, but also as a means of understanding the elements involved in the calculation.

Area of Sign / Computation Process:

- Determine speed of travel (MPH) in feet per second (FPS): (MPH x 1.47). **70 X 1.47 = 102.9fps**
- Determine Viewer Reaction Time (VRT). **11** (from page 13 of manual)
- Determine Viewer Reaction Distance (VRT x FPS). **11 X 102.9 = 1131.9 VRD**
- Determine Letter Height in inches by reference to the Legibility Index (LI): (VRD/LI). **1131.9 ÷ 29 = 39" LETTER HEIGHT RECOMMENDED** NOTE: PROPOSED LETTER SIZE IS 26" ALL OTHER CALCULATIONS WILL BE BASED OFF OF THE SMALLER SIZE LETTERS BEING PROPOSED NOT THE RECOMMENDED SIZE LETTERS
- Determine Single Letter Area in square inches (square the letter height to obtain area occupied by single letter and its adjoining letterspace). **576"**
- Determine Single Letter Area in square feet: Single Letter Area in square inches/144). **4**
- Determine Copy Area (Single Letter Area in square feet x total number of letters plus area of any symbols in square feet). **105+32.5+25.8+30.2+40+19 = 252.5 SQ.FT**
- Determine Negative Space Area at 60% of Sign Area (Copy Area x 1.5). **378.75 SQ.FT.**
- Add Copy Area to Negative Space Area. **252.5 + 378.75 = 631.25 SQ.FT**
- Result is Area of Sign in square feet. **631.25 SQ.FT. SIGN CALCULATED FOR SAFE VIEWING WE ARE PROPOSING A 600 SQ.FT. SIGN**





CHARTER TOWNSHIP OF VAN BUREN
BOARD OF ZONING APPEALS
September 13, 2016
7:00 P.M.
PUBLIC HEARING

The Charter Township of Van Buren Board of Zoning Appeals will hold a public hearing at Van Buren Township Hall, 46425 Tyler Road, Van Buren Township, MI 48111 for the following variance request at the September 13, 2016 regular meeting:

1. **Case 16-03:** A request by Grace Lake, LLC, 1 Village Center Drive (Parcel ID# V-125-83-045-99-0020-705), otherwise known as the Grace Lake Corporate Center for a variance from the maximum allowable sign height and the maximum allowable sign height and maximum allowable sign area in order to construct an on-premise monument sign along I-275.

Please address any written comments to the Van Buren Township Board of Zoning Appeals at, 46425 Tyler Road, Van Buren Township, MI 48116 or via email at rakers@vanburen-mi.org. All materials relating to this request are available for public inspection at the Van Buren Township Hall prior to the hearing.

Van Buren Township will provide necessary reasonable auxiliary aides and services to individuals with disabilities who are planning to attend. Please contact the Van Buren Township Planning & Economic Development department at 734-699-8913 at least seven (7) days in advance of the meeting if you require assistance.

Posted: August 22, 2016
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