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To: Planning Commissioners

From: David Rohr

Date: August 16, 2023

Agenda Item:

Project Address and description: 9191 Pettysville Rd.
(15-20-200-022)

**Waiver to the sign regulations to permit one pole sign
and three wall signs for the Marathon Gas station.**

Owner: Michael Yatooma

Applicant: Haidar Barreddine

Project Description:

The project is located at 9191 Pettysville Rd. (Approval December 15, 2021) for the construction of a 5,244 square foot new standalone building that will be used as a convenience store for a new sixteen pump gas station. The new convenience store will include a restaurant area that will have prepared foods, large coolers for cold beverages and foods, shelving for other goods and restrooms. This store will also sell alcoholic beverages. The proposed gas station and convenience store will be open 24 hours a day 7 days a week and will have a maximum of three employees at the store at a single time.

The subject site is currently vacant. Red Barn Market, a commercial use, is located to the west. Single family residential is located to the east. Single family residential is located to the north. Trail head parking is located to the east across M-36.

Project Analysis:

All permanent signage without an approved sign program within the Neighborhood Service (NS) district requires Planning Commission approval (Section 36-479). Signs permitted in the NS district include One freestanding, one wall sign, and one projecting or hanging sign per lot. Each sign must meet the size requirements of the zoning ordinance.

Proposed Signs: Sec. 36-477

Pole Sign: One Total

Section	Type	Permitted	Proposed	Status
36.472.f.	Pole Sign	ROW setback: 10ft	0 ft setback	Waiver required
36.472.q.2.	Pole Sign	Pole sign max height: 15ft	15 ft sign	No waiver
36.477.1.a.	Pole Sign	Sign area max: 25sqft	49.2 sqft	Waiver required

Wall Sign: Three Total

Section	Type	Permitted	Proposed	Status
36.477.1.a.	Wall Sign (Marathon)	One sign, 20 sqft regardless of building frontage.	Channel letter sign, 36 sq ft.	Waiver required
36.477.1.a.	Wall Sign (Logo)	One sign	Marathon Logo, 15.2sq ft	Waiver required
36.477.1.a.	Wall Sign (Logo)	One sign	Marathon Logo, 15.2sq ft	Waiver required

Section 36-479, sign regulation waivers, allows the Commission the ability to waive or modify any of the regulations of the Sign Ordinance, provided that the following criteria are met. These regulations serve as appropriate proxy standards by which to evaluate the proposed sign request.

- 1. The applicant provides all requested information and pays all applicable application and review fees, to be determined by the Township Board fee schedule.**

The applicant has submitted all required information and fees.

- 2. If more than one sign is proposed as a part of the project or the sign is part of a non-residential multi-tenant development the signs shall be submitted as a part of a sign program for the entire site.**

A sign program has been submitted for the entire site.

3. **The proposed sign does not endanger the public health, safety, and welfare by virtue of being distracting to drivers, obscuring vision, being unnecessarily bright, being designed or constructed poorly, or in any other way.**

The proposed pole sign will abut the front parcel line and be approximately 80ft from the Pettysville road edge and 107 ft from the M-36 road edge.

The sign location will not interfere with intersection visibility for vehicles entering or exiting the site. The sign will comply with the illumination requirements of Section 36-472.T.5.; the internal illumination will be timer controlled to be shut off from 10:00 pm, or one half hour after the use of the site ends for the day (whichever is later), or earlier than 6:00 am or one half hour before the beginning of the use of the site for the day (whichever is earlier).

4. **A sign meeting the regulations of the Article would not meet the needs of the use on the subject site.**

Several of the proposed signs do meet the regulations of Article 13 and require Planning Commission approval only because the site does not have an approved sign program.

5. **The proposed sign utilizes high quality materials and design.**

The proposed pole and wall signs will use similar materials as other gas station signs.

6. **Signs shall be in harmony and consistent with the architecture of the building and relate to the features of the building in terms of location, scale, size, color, lettering, materials and texture.**

As noted above, the proposed signs will be similar to other Marathon gas stations signs and logos. The sign design should have no effect on the character of the surrounding area.

7. **The design of the sign shall be consistent with the character of the surrounding area.**
See comments under 5 and 6 above.

8. **The sign does not block the view of other nearby signs to the extent that it would harm the ability of neighboring businesses to operate.**

The proposed pole and wall sign(s) will not block the view of other nearby signs or harm the ability of neighboring businesses to operate.

9. **The sign will not be a nuisance to any residential uses.**

A residential use is located only to the west, behind the station building, and will not be impacted by the proposed sign program.

Recommendations:

The Planning Commission should consider the sign permit in terms of its own judgment on factors related to the individual proposal and its conformance to the standards of **Section 36-479**, one through nine. After reviewing the project the Planning Commission should make a decision to approve or deny the sign permit application.

Recommended Approval Motion:

The Planning Commission recommends approval of the sign permit application at 9191 Pettysville Rd. for:

- A 49.2-square foot freestanding sign.

- Three wall signs totaling 66.4 sq feet.

The signs shall comply with all requirements of Article 13 and be designed in substantial compliance with the submitted sign program.

Exhibits:

Exhibit A-Application Materials