

**WHITE LAKE TOWNSHIP  
ZONING BOARD OF APPEALS**

**REPORT OF THE  
COMMUNITY DEVELOPMENT DEPARTMENT**

**TO:** Zoning Board of Appeals  
**FROM:** Justin Quagliata, Staff Planner  
**DATE:** September 23, 2021

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**Agenda item:** 6d

**Appeal Date:** September 23, 2021

**Applicant:** Gardner Signs Inc.

**Address:** 1087 Naughton Road  
Troy, MI 48083

**Zoning:** PB Planned Business

**Location:** 3671 Highland Road  
White Lake, MI 48383

## **Property Description**

The approximately 4.62-acre parcel identified as 3671 Highland Road is located on the north side of Highland Road, west of Audubon Drive, and zoned PB (Planned Business).

## **Applicant's Proposal**

Gardner Signs Inc., the applicant, on behalf of property owner Genisys Credit Union, is proposing to install a 46.67 square foot monument sign with a zero-foot setback from the Highland Road right-of-way line.

## **Planner's Report**

The former monument sign for the Credit Union was permitted in error by previous staff in 2012. The sign was installed within the Highland Road right-of-way without approval from the Michigan Department of Transportation (MDOT) and without variances from the Township. The former sign was struck by vehicle and destroyed. The applicant requested MDOT allow a new sign in the previous location and was denied.

In accordance with Article 5, Section 9.J.i.a, freestanding signs shall be setback a minimum of ten (10) feet from the existing right-of-way. For sign size, Article 5, Section 9.J.i.b states the sign area of a freestanding sign is dependent upon the sign's setback from the existing right-of-way and the zoning district within which the sign is proposed. For PB zoning (single-tenant), freestanding signs are permitted two (2) square feet for each one (1) foot of setback, up to a maximum of 50 square feet in area.

Additionally, the property owner has installed a 32-square foot temporary sign with no setback from the road right-of-way line. A representative for the property owner stated approximately three months would be needed for the temporary sign, if the permanent sign received approval. Staff informed the Credit Union approval was required from the Zoning Board of Appeals to maintain the temporary sign in its current location.

The requested variances for the proposed permanent sign are listed in the following table.

<b>Variance #</b>	<b>Ordinance Section</b>	<b>Subject</b>	<b>Standard</b>	<b>Requested Variance</b>	<b>Result</b>
1	Article 5.9.J.i.a	Sign setback	10 feet min.	23.34 feet (46.67 square foot sign)	0 feet
2	Article 5.9.J.i.b	Maximum size of signs	50 square feet max.	46.67 square feet (0-foot setback)	46.67 square feet

The requested variance for the temporary sign is listed in the following table.

<b>Variance #</b>	<b>Ordinance Section</b>	<b>Subject</b>	<b>Standard</b>	<b>Requested Variance</b>	<b>Result</b>
1	Article 5.9.J.i.a	Sign setback	10 feet min.	16 feet (32 square foot sign)	0 feet

## **Zoning Board of Appeals Options:**

**Approval:** I move to approve the variances requested by Gardner Signs Inc. from Article 5.9.J.i.a and 5.9.J.i.b of the Zoning Ordinance for Parcel Number 12-19-101-037, identified as 3671 Highland Road, in order to install a 46.67 square foot monument sign with a zero-foot setback from the Highland Road right-of-way line. The Building Department is also authorized to issue a permit for a temporary banner sign with a zero-foot setback from the Highland Road right-of-way line. This approval will have the following conditions:

- The Applicant shall obtain all necessary permits from the White Lake Township Building Department.
- The permit for the temporary banner sign shall expire on January 1, 2022.

**Denial:** I move to deny the variances requested by Gardner Signs Inc. for Parcel Number 12-19-101-037, identified as 3671 Highland Road, due to the following reason(s):

**Table:** I move to table the variance requests of Gardner Signs Inc. for Parcel Number 12-19-101-037, identified as 3671 Highland Road, to consider comments stated during this public hearing.

## **Attachments:**

1. Variance application dated August 23, 2021.
2. Applicant's written statement dated August 2021.
3. Sign plans (various dates) received August 31, 2021.

### 7.37 STANDARDS

General variances: The Zoning Board of Appeals may authorize a variance from the strict application of the area or dimensional standard of this Ordinance when the applicant demonstrates all of the following conditions "A - E" or condition F applies.

- A. Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome. Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.
- B. Unique situation: The demonstrated practical difficult results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.

- C. Not self created: The applicants problem is not self created.
- D. Substantial justice: The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which may endanger the public safety, comfort, morals or welfare).
- E. Minimum variance necessary: The variance shall be the minimum necessary to grant relief created by the practical difficulty.
- F. Compliance with other laws: The variance is the minimum necessary to comply with state or federal laws, including but not necessarily limited to:
  - i. The Michigan Right to Farm Act (P.A. 93 of 1981) and the farming activities the Act protects;
  - ii. The Americans with Disabilities Act of 1990 (as amended), and the needs of handicapped individuals the Act protects, including accessory facilities, building additions, building alterations, and site improvements which may not otherwise meet a strict application of the standards of this Ordinance.

Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

CHARTER TOWNSHIP OF WHITE LAKE  
Zoning Board of Appeals  
APPLICATION

White Lake Township Planning Department, 7525 Highland Road, White Lake, MI 48383 248-698-3300 x163

APPLICANT'S NAME: GARDNER SIGNS INC. PHONE: 248-689-9100  
ADDRESS: 1087 NAUGHTON RD. TROY, MI 48083  
APPLICANT'S EMAIL ADDRESS: EVICTOR@GARDNERSIGNS.COM  
APPLICANT'S INTEREST IN PROPERTY:  OWNER  BUILDER  OTHER: SIGN CONTRACTOR

ADDRESS OF AFFECTED PROPERTY: 3671 HIGHLAND PARCEL # 12 - 19-101-037  
CURRENT ZONING: PB PARCEL SIZE: 488.59' x 989.34'

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: ARTICLE 5.0 SEC. 5.9.J.i

VALUE OF IMPROVEMENT: \$ 44,395.00 SEV OF EXISTING STRUCTURE: \$ \_\_\_\_\_

STATE REASONS TO SUPPORT REQUEST: (ADDITIONALS SHEETS MAY BE ATTACHED)

\* SEE ATTACHED SIGN VARIANCE REQUEST \*  
VARIANCE REQUEST FOR SIZE & SETBACK

APPLICATION FEE: \$400.00 (CALCULATED BY THE PLANNING DEPARTMENT)

APPLICANT'S SIGNATURE: Eddie Victor DATE: 8-23-2021



Sign Variance Request  
August 2021

Dear Members of the Zoning Board:

We are pleased to present this information to respectfully request a variance to the White Lake Township sign ordinance.

Genisys Credit Union is committed to improving the lives of our members and contributing to the communities we serve. We have been operating in the White Lake Township area for almost 20 years and currently serve approximately 8,100 members in the area.

### **About Genisys Credit Union**

Headquartered in Auburn Hills, Michigan, Genisys is one of the largest credit unions in Michigan with over \$3.9 billion in assets. We have been serving our communities since 1936 and are focused on providing our members with great products & services, convenience and quality service. We have 32 branch locations (28 in Michigan, three in Minnesota and one in Pennsylvania), 6,000 shared branches and over 30,000 surcharge-free ATMs.

### **Genisys Financial Profile as of July 31, 2021**

Number of Members:	236,801
Total Assets:	\$3.7 billion
Member Deposits:	\$3.0 billion
Member Loans:	\$2.4 billion

### **Genisys Credit Union provides benefits to our members and communities in many ways.**

1. **Community Involvement** – Genisys takes pride in serving our communities and we understand the importance of giving back. Over the many years we have been serving the White Lake community, we have been very happy to sponsor many events. We look forward to continuing these partnerships, and supporting the many events we have sponsored over the years, as well as adding new events as they become available.
2. **Member Value** – Independent rating services give Genisys high marks for value and security.
  - a. *Bauer Financial Group* has given Genisys its highest possible 5-star rating for safety and soundness for more than 20 consecutive years, and we have been considered a “Best of Bauer” credit union the last 10 years. Only 4% of all financial institutions can claim this distinction.
  - b. The *Raddon Financial Group* ranks Genisys in the **99th** percentile for Member Value and Member Giveback. This metric combines safety and soundness, deposit and loan rate value, fee value, and share of wallet metrics. Genisys member value is built on our competitive deposit rates, low cost credit, lucrative Debit and Credit Card Rewards, large branch network, and state-of-the-art mobile and online banking convenience.
3. **Lending Philosophy** – Lending to our members is one of our highest priorities and our goal is to help as many people as possible with their credit needs, even those who may have had credit problems in the past. We look at the whole picture and not just the person’s credit score.
4. **Member Satisfaction** – We deliver great service by building relationships with our members one at a time. Several metrics provide solid evidence of our member satisfaction.
  - a. Members rate their satisfaction with each interaction with Genisys at 96%.
  - b. Genisys scores 92 on the American Customer Satisfaction Index – 7 points over the credit union national average and 15 points over the bank average.

- c. Genisys' Net Promoter Score stands at 81%, 34% points higher than the national average.
5. **Electronic Convenience** – Robust online banking, online deposit, mobile banking, mobile deposit, mobile card controls, secure text communication, and online chat offerings get very high scores from our members and we are committed to continuing to invest in and build these channels in order to serve our members today and long into the future.

## Variance Request to Increase the Size of Monument Sign

### Explanation of the Practical Difficulty of the Property as defined in Article 5.0 Section 5.9.J.i

In our request for a variance to the setback of the monument sign on our site, we have outlined the challenges we face below.

1. Strict compliance with the 25' setback in the current sign ordinance would unreasonably prevent Genisys from having a sign that would be visible enough to passing traffic to allow for recognition of our location, as well as make it impossible to read the electronic portion of the sign due to the speed and distance from the road. This site sits on the North side of the M-59 road and traffic heading West is just coming around a corner where the access to the site is on M-59. Traffic in this area is typically moving at a high rate of speed with a posted speed limit of 55 mph.

Granting this variance request will allow Genisys to have the ability to have a visible monument sign that will allow us to attract new credit union members, which ultimately will allow us to grow and thrive in this location. Our investment in this property is already substantial and includes purchasing the property as well as building the building.

2. Unique to this site is a MDOT right of way that runs about 60' from the edge of the roadway back into the credit union lot. The property line starts at this location. When the property was originally approved for building in 2002 a sign was located at a zero setback from the property line due to this MDOT right of way. Sometime in 2012 a permit was applied for, and approved, by White Lake Township to put the new monument sign in the MDOT right of way. This sign was recently struck by a vehicle and during the permitting process to reconstruct the sign we were made aware that the 2012 permit had been issued in error.

The request for the zero setback from the property line would put the Genisys monument sign back where it was originally approved during the initial development of the site. The 25' setback requirement would actually place the sign in the already developed Genisys parking lot for the building.

MDOT has already been contacted and they will not allow the sign to be placed in the location approved in 2012.

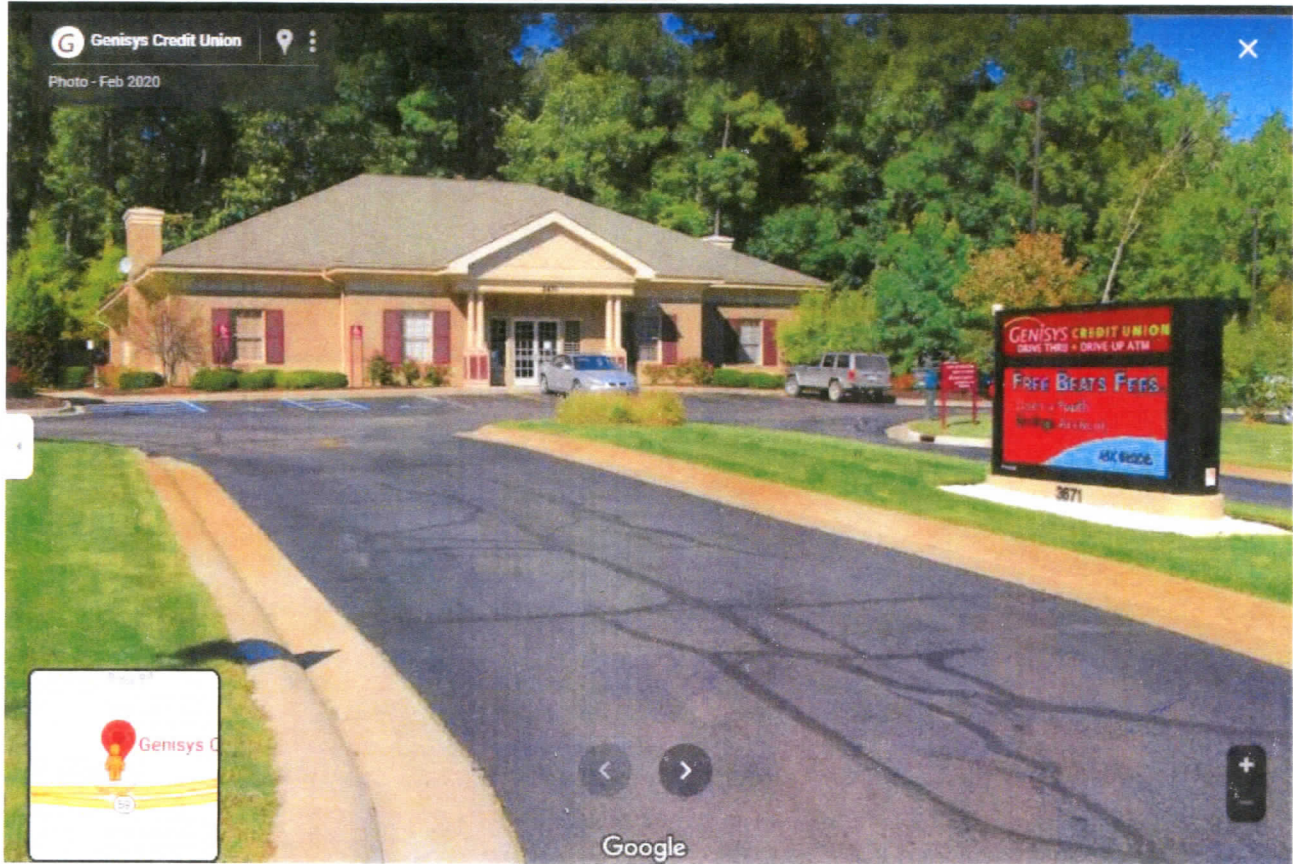


Please see supporting photos on the following pages

Approved sign from 2012 closer to M-59, daylilies closer to parking lot show original sign location



**Clouser view of 2012 sign and original sign location**



**Heading West on Google Street View**





**Heading East on Google Street View**



Thank you for your consideration of this important variance request and for the opportunity to serve the White Lake Township community.

Sincerely,

*Jackie Buchanan*

Jackie Buchanan  
President & CEO  
Genisys Credit Union  
Where *You* Come First!

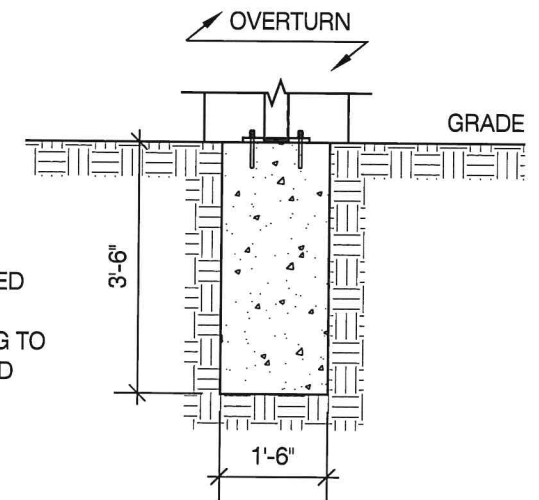
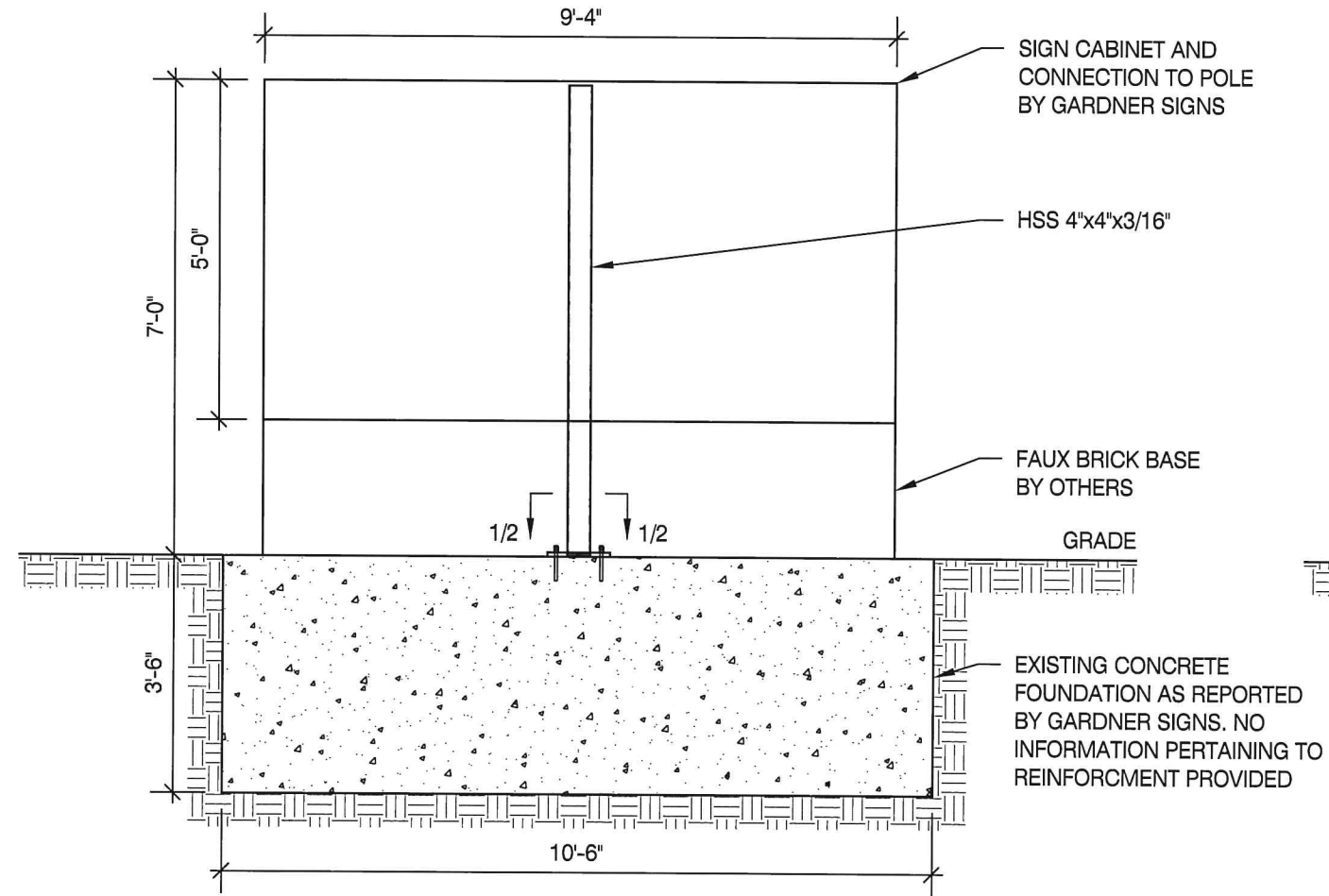
**GROUND SIGN DESIGN SPECIFICATIONS:**

1. REFER TO SIGN COMPANY'S DRAWINGS FOR MORE DETAILS. ALL DESIGNS, DETAILING FABRICATION AND CONSTRUCTION SHALL CONFORM TO:  
2015 IBC  
ACI  
AISC  
AMERICAN WELDING SOCIETY  
LOCAL BUILDING CODES & ORDINANCES
2. CONCRETE: 2500 PSI @ 28 DAYS
3. STD. STEEL PIPE SECTION: ASTM A53 GRADE B (Fy=35 KSI), U.N.O.
4. STEEL PIPE SECTION (> 20" Ø): ASTM A252 GRADE 3 (Fy=42 KSI MIN.) U.N.O.
5. HSS ROUND SECTION: ASTM A500 GRADE B (Fy=42 KSI) U.N.O.
6. HSS SQUARE/RECTANGULAR SECTION: ASTM A500 GRADE B (Fy=46 KSI)
7. W SHAPES: ASTM A992 (Fy = 50 KSI)
8. ANCHOR BOLTS: ASTM F1554 GRADE 36 U.N.O. (ALTERNATES GRADE 55 & 105)
9. CONNECTION BOLTS: ASTM A325
10. THREADED RODS: ASTM A193 GRADE B7
11. STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES & PLATES ASTM A36
12. REINFORCING: GRADE 60 ASTM A615
13. PROVIDE A MINIMUM OF THREE INCHES OF CONCRETE COVER OVER EMBEDDED STEEL.
14. THE CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS & METHODS OF CONSTRUCTION IN REGARDS TO JOBSITE SAFETY.
15. NO FIELD HEATING FOR BENDING OR CUTTING OF STEEL SHALL BE ALLOWED WITHOUT THE ENGINEER'S APPROVAL.
16. WELDING ELECTRODES: E70XX
17. ALLOWABLE SOIL BEARING PRESSURE ASSUMED: 2000 PSF
18. ASSUMED HORIZONTAL (PASSIVE PRESSURE) ASSUMED AT 150 PSF/FT OF DEPTH. ISOLATED LATERAL BEARING FOUNDATIONS FOR SIGNS NOT ADVERSELY AFFECTED A 1/2" MOTION AT THE GROUND SURFACE DUE TO SHORT TERM LATERAL LOADS SHALL BE PERMITTED TO BE DESIGNED USING TWO TIMES THE TABULATED CODE VALUES.
19. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH.
20. FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE. THE SOIL BEARING CAPACITY IS TO BE VERIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. IF ALLOWABLE BEARING AND/OR LATERAL PRESSURE IS LESS THAN THE ABOVE ASSUMED AND/OR CALCULATED PRESSURES, THE ENGINEER SHOULD BE CONTACTED FOR RE-EVALUATION.
21. EXCAVATION SHALL BE FREE OF LOOSE SOIL BEFORE POURING CONCRETE.
22. WELDERS SHALL BE CERTIFIED FOR THE TYPE OF WELDING.
23. ADEQUATELY BRACE POLE(S) UNTIL CONCRETE HAS SET UP FOR 14 DAYS.
24. GROUT UNDER BASE PLATES WITH NON-SHRINK GROUT.
25. THIS ENGINEER DOES NOT WARRANT THE ACCURACY OF DIMENSIONS FURNISHED BY OTHERS.
26. ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION.
27. THIS DESIGN IS FOR THE INDICATED ADDRESS ONLY, AND SHOULD NOT BE USED AT OTHER LOCATIONS WITHOUT WRITTEN PERMISSION OF THE ENGINEER.
28. DESIGN OF DETAILS AND STRUCTURAL MEMBERS NOT SHOWN, BY OTHERS.

**NOTES**

- 1.) SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAILS AND DIMENSIONS.
- 2.) SIGN CABINET AND CONNECTION BY GARDNER SIGNS.

- \* CLIENT - GARDNER SIGNS
- \* 2015 IBC
- \* RISK CATEGORY II
- \* 115 MPH WIND SPEED, EXP. C
- \* (1) POLE, (1) FOOTING



FRONT ELEVATION W/EXISTING CONCRETE FOUNDATION

SCALE: N.T.S.

1

**MBI**

MBI COMPANIES INC.

299 N. WEISGARBER RD.  
KNOXVILLE, TN 37919

PHONE 865.584.0999  
SIGN-ENGINEER.COM

PROJECT:  
3671 Highland Road, White Lake, MI 48383

DRAWING TITLE:

**GENISYS CREDIT UNION**

DRAWN BY: DEW  
CHECKED BY: FCM  
COMM. NO. 210427.012

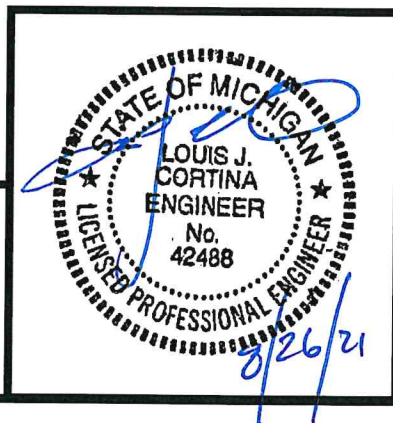
DATE: 08/26/21

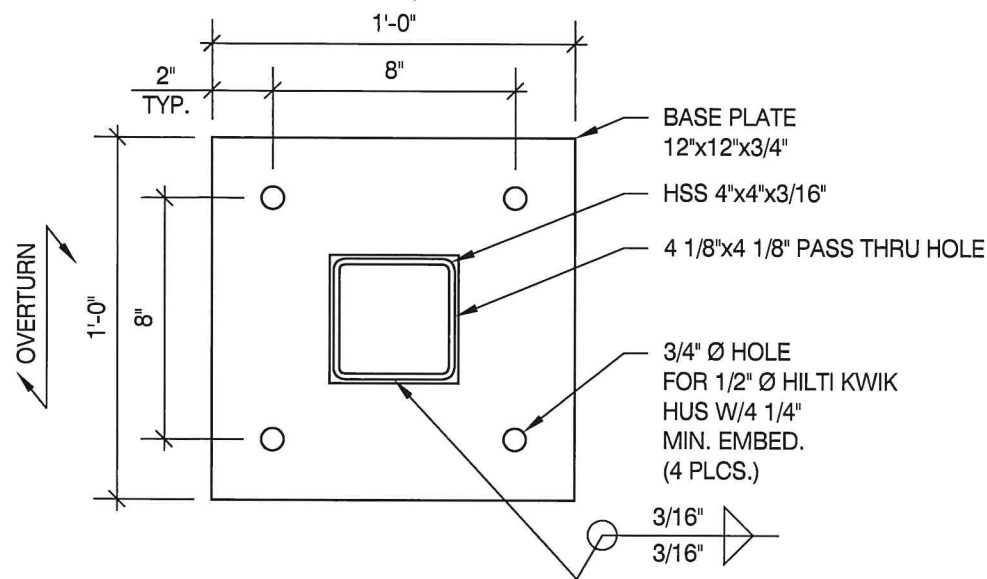
DRAWING NO.

DWG.

1

REV #	DATE	DRAWN BY





BASE PLATE DETAIL

SCALE: N.T.S.

1

WIND DATA

Building Code	2015 Michigan Buil	Importance Factor, I	1.0	Damping Ratio, $\beta$	0.005
Wind Load Criteria	ASCE 7-10	Directionality Factor, $K_d$ (2)	0.85	Natural Frequency, $n_1$	3.52 Hz
Wind Speed, V	115 mph	Topography Factor, $K_z$	1.0	Gust Effect Factor, G	0.85
Exposure Category	C	Base Pressure, $\psi(q_z/K_z)$	17.3 psf	ASD Wind Load Factor, $\gamma$ (3)	0.6
Wind Pressure Override per Jurisdiction Requirement	0 psf	Notes: (1) Loading values in chart below are based upon average $K_z$ values for each segment. Actual values are calculated on hidden sheet using derived V-M equations. Chart is provided for information purposes only. (2) Wind directionality ( $K_d$ ) factor is 0.95 for Single Pole (Round) segments instead of 0.85. The $C_f$ value from Fig. 6-21 has been increased by 0.95/0.85 to account for this variation. (3) Wind pressures listed below have already been multiplied by the ASD Wind Load Factor, $\gamma$ .			

DEFLECTION ANALYSIS

Deflection Limit	H/60
Deflection at 0.7*W	0.41 in
Deflection Ratio	H/206

GEOMETRY INPUT (1)

Section	Location	Type	Height ft	Width ft	Horiz. Offset ft	Area sq ft	Top Elev. ft	Centroid ft	$K_z$	$C_f$	Wind Press. psf	Support Pole Loads			Footing Loads		
												Trib. Factor	Shear kips	Moment k-ft	Trib. Factor	Shear kips	Moment k-ft
1	Base	Single Pole w/ Cabinet	7.00	9.33		65.3	7.0	3.9	0.85	1.44	17.9	1.0	1.2	4.5	1.0	1.2	4.5
2		None				0.0	7.0	7.0	0.85	1.46	18.2	0.0	0.0	0.0	0.0	0.0	0.0
3		None				0.0	7.0	7.0	0.85	1.46	18.2	0.0	0.0	0.0	0.0	0.0	0.0
4		None				0.0	7.0	7.0	0.85	1.46	18.2	0.0	0.0	0.0	0.0	0.0	0.0
5		None				0.0	7.0	7.0	0.85	1.46	18.2	0.0	0.0	0.0	0.0	0.0	0.0
6		None				0.0	7.0	7.0	0.85	1.46	18.2	0.0	0.0	0.0	0.0	0.0	0.0
7		None				0.0	7.0	7.0	0.85	1.46	18.2	0.0	0.0	0.0	0.0	0.0	0.0
8		None				0.0	7.0	7.0	0.85	1.46	18.2	0.0	0.0	0.0	0.0	0.0	0.0
9		None				0.0	7.0	7.0	0.85	1.46	18.2	0.0	0.0	0.0	0.0	0.0	0.0
10	Top	None				0.0	7.0	7.0	0.85	1.46	18.2	0.0	0.0	0.0	0.0	0.0	0.0
Overall Height: 7.00 ft												Summation based upon averages above:		1.2	4.5	1.2	4.5
												Actual base reactions based upon V-M equations:		1.2	4.5	1.2	4.5

SUPPORT POLE DESIGN SUMMARY

MATERIAL = STEEL

Base Elev ft	Section	Axis	Required Strength Values (ASD)				Allowable Strength Values (ASD)				Unity Ratios				Interaction Ratios		Status
			$V_r$ kips	$M_r$ kip-ft	$T_r$ kip-ft	$P_r$ kips	$V_c$ kips	$M_c$ kip-ft	$T_c$ kip-ft	$P_c$ kips	$V_r/V_c$	$M_r/M_c$	$T_r/T_c$	$P_r/P_c$	P-M	P-M-V-T	
0.00	HSS4X4X3/16	Strong	1.2	4.5	2.2	0.7	22.3	8.4	7.0	32.2	5.2%	53.4%	31.2%	2.2%	55.6%	68.9%	✓
0.00	None	Strong	1.2	4.5	2.2	0.7	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓
0.00	None	Strong	1.2	4.5	2.2	0.7	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓
0.00	None	Strong	1.2	4.5	2.2	0.7	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓
0.00	None	Strong	1.2	4.5	2.2	0.7	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓
0.00	None	Strong	1.2	4.5	2.2	0.7	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓
0.00	None	Strong	1.2	4.5	2.2	0.7	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓
0.00	None	Strong	1.2	4.5	2.2	0.7	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓
0.00	None	Strong	1.2	4.5	2.2	0.7	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓
0.00	None	Strong	1.2	4.5	2.2	0.7	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓

ELEMENT DESIGN LOCATIONS, LOADS AND DISPLACEMENTS

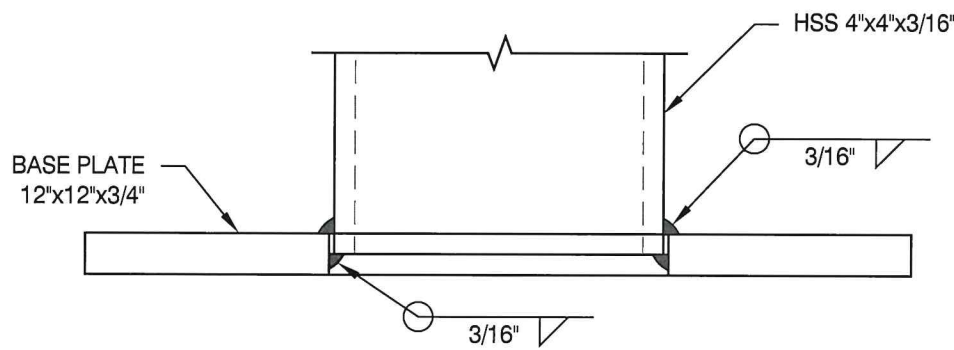
Element	Elev. ft	Type	$V_r$ kips	$M_r$ kip-ft	$T_r$ kip-ft	$P_r$ kips	$0.7* \theta$ radians	$0.7* \delta$ in	Element	Elev. ft	Type	$V_r$ kips	$M_r$ kip-ft	$T_r$ kip-ft	$P_r$ kips	$0.7* \theta$ radians	$0.7* \delta$ in
1	0.00	Base Plate	1.2	4.5	2.2	0.7	0.0	0.0	3	0.00	Match Plate 2	1.2	4.5	2.2	0.7	0.000	0.00
2	0.00	Match Plate 1	1.2	4.5	2.2	0.7	0.0	0.0	4	0.00	Torsion Tube	1.2	4.5	2.2	0.7	0.000	0.00

PLATE DESIGN SUMMARY

Type	Plate Dimensions				Number	$d_b$ in	$N_{edge}$ in	$B_{edge}$ in	Circle Diamete in	Material	Embed in Caisson / Vertical Slab in	Embed in	Weld		Status
	N in	B in	D in	t in									Size in	Gussets	
<input checked="" type="checkbox"/> Rectangular Base Plate	12	12	--	0.75	4	0.5	1.5	1.5	--	F1554 Grade 36	24	N/A	0.188	No	OK
<input type="checkbox"/> Circular Base Plate															
<input type="checkbox"/> Match Plate 1 (Lower)															
<input type="checkbox"/> Match Plate 1 (Upper)															
<input type="checkbox"/> Match Plate 2 (Lower)															
<input type="checkbox"/> Match Plate 2 (Upper)															

FOUNDATION DESIGN SUMMARY

Type	Diameter ft	Width ft	Thickness ft	Length ft	Depth ft	Volume CY	Reinforcing	Status	Allowable Soil Pressure
<input type="checkbox"/> Caisson									
<input checked="" type="checkbox"/> Vertical Slab	--	10.50	1.50	--	3.50	2.04		OK	300 psf/ft
<input type="checkbox"/> Spread									



DOUBLE WELD DETAIL

SCALE: N.T.S.

2

NOTES

- SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAILS AND DIMENSIONS.
- SIGN CABINET AND CONNECTION BY GARDNER SIGNS.

- \* CLIENT - GARDNER SIGNS
- \* 2015 IBC
- \* RISK CATEGORY II
- \* 115 MPH WIND SPEED, EXP. C
- \* (1) POLE, (1) FOOTING

**MBI**

MBI COMPANIES INC.

299 N. WEISGARBER RD.  
KNOXVILLE, TN 37919

PHONE 865.584.0999  
SIGN-ENGINEER.COM

PROJECT:  
3671 Highland Road, White Lake, MI 48383

DRAWING TITLE:

**GENISYS CREDIT UNION**

DRAWN BY: DEW  
CHECKED BY: FCM  
COMM. NO. 210427.012

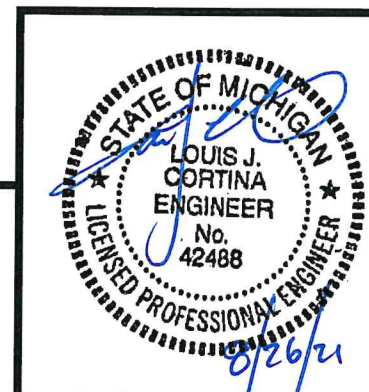
DATE: 08/26/21

REV # DATE DRAWN BY

DRAWING NO.

DWG.

2



**Ground Sign Replacement - Genisys Credit Union 3671 Highland Rd-White Lake, MI 48383**

- Client to Provide Electric Connection to Sign Location
- GSI to Fabricate New Sign with EMC
- GSI to Install New Sign onto Existing Concrete Foundation from Previous Sign and Connect to Provided Electrical Source

**Illuminated Double-Sided Monument Sign - 46.67 SqFt**

1/2" = 1'-0" Scale

**I.D. Cabinet:**

Aluminum Wide Body Extrusion with Hinged 1" Retainers, and Radius Ends  
3/16" Lexan Face with 1st Surface Translucent Vinyl Application  
Prime and Paint Cabinet with Matthews Acrylic Polyurethane (Black)  
Internal White LED Illumination

**LED Message Center**

Full Color 11mm LED Graphic and Text Message Display with Remote Programming Capability  
Paint Cabinet Black

**Shroud**

All Aluminum Construction with Faux Brick Cladding - Burnt Orange Color to Match Credit Union Building

**Address Numerals - 2 Sets**

6" White FCO Sintal Address Numerals  
Install to Each Side of Shroud

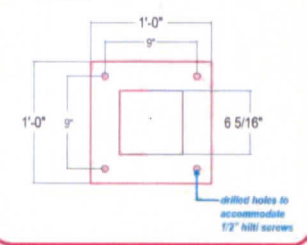
**Installation**

Install New Sign onto Existing Concrete Foundation from Previous Sign and Connect to Provided Electrical Source

Color Key	
<span style="display:inline-block; width:10px; height:10px; background-color:#800000;"></span>	PMS 209C Dark Red
<span style="display:inline-block; width:10px; height:10px; background-color:#FF8C00;"></span>	Oracal 8500-030 Dark Red
<span style="display:inline-block; width:10px; height:10px; background-color:#008000;"></span>	PMS 375C Green
<span style="display:inline-block; width:10px; height:10px; background-color:#008000;"></span>	Oracal 8500-063 Lime Tree Green

**12" X 12" X 1/2" Base Plate Detail**

1" = 1'-0" Scale



Note:

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and /or other applicable local codes. This includes proper grounding and bonding of the sign.



**Proposed Sign Elevation - nts**



PROPOSED LOCATION OF NEW SIGN USING A PREVIOUS EXISTING SIGN FOUNDATION

LOCATION OF PREVIOUS SIGN - SIGN HAS BEEN REMOVED

SEE NEXT PAGE FOR SITE PLAN INFORMATION  
DETAILING NEW SIGN PLACEMENT



**MICHIGAN**  
1087 Naughton Dr  
Troy, MI 48083  
(248) 689-9100 T  
(248) 689-9101 fax

**OHIO**  
3800 Airport Hwy  
Toledo, OH 43615  
(419) 385-6669 T  
(419) 385-7046 fax

www.gardnersigns.com

**CLIENT:** Genisys Credit Union  
**PROJECT:** Replacement Ground Sign  
**LOCATION:** 3671 Highland Rd  
White Lake MI 48383  
**SCALE:** Noted  
**SALESPERSON:** Mia Asta  
**DESIGNER:** dmf  
**DATE:** 08/05/2021  
**REVISIONS:** 08/19/2021  
**FILE:** Genisys Credit Union/Genisys Credit Union 367

**SALES AUTHORIZATION**

**SIGNED BY:**  
**DATE:**

**DESIGN AUTHORIZATION**

**SIGNED BY:**  
**DATE:**

**PRODUCTION AUTHORIZATION**

**CLIENT APPROVAL:**

**DATE:**

**PRODUCTION APPROVAL:**

**DATE:**

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**Site Plan Showing Proposed Sign Placement - Genisys Credit Union 3671 Highland Rd-White Lake, MI 48383**

**Replacement Ground Sign**

New, illuminated, Double-Sided, Ground Sign to be Installed within 0'-0" to 3'-0" from R.O.W. to Leading Sign Edge per City Code

**Proposed Location of New Sign**



**Recently Removed Sign**



**Proposed Location of New Sign**

**Proposed Location of New Sign**



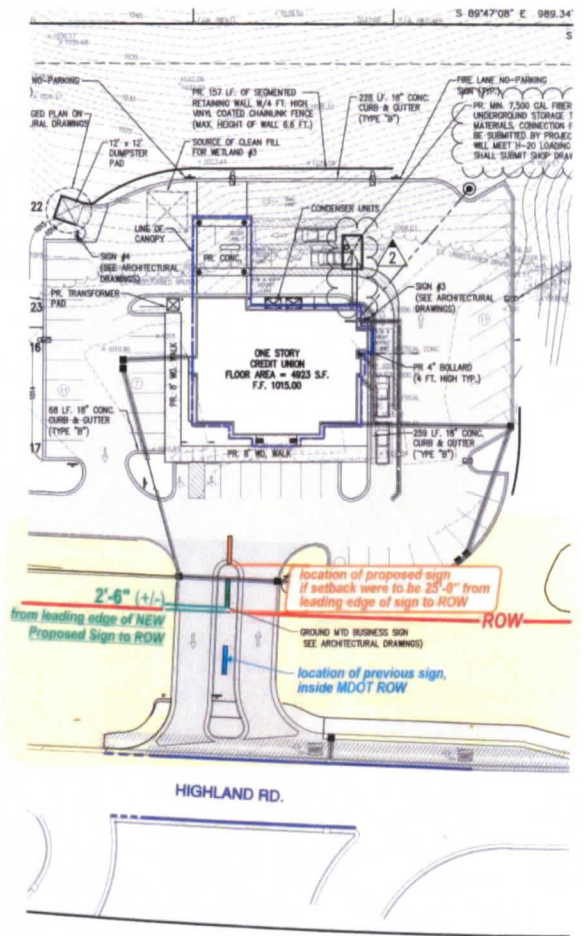
**Proposed Sign Installed - Artist's Concept**



**Aerial View of Site Plan**



**Architectural Site Plan Detail Showing Proposed Sign Site - 1/64" = 1'-0" Scale**



**Ground Detail of Proposed New Sign Placement**



**Gardner signs**

**MICHIGAN**  
1087 Naughton Dr  
Troy, MI 48083  
(248)689-9100 T  
(248)689-9101 fax

**OHIO**  
3800 Airport Hwy  
Toledo, OH 43615  
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Highland Rd-White Lake MI 48383

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**CLIENT APPROVAL:**

**DATE:**

**PRODUCTION APPROVAL:**

**DATE:**

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