

**WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS**

**REPORT OF THE
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Zoning Board of Appeals
FROM: Justin Quagliata, Staff Planner
DATE: December 9, 2021

Agenda item: 7a

Appeal Date: December 9, 2021

Applicant: Nick Trifon / Signs by Crannie

Address: 4145 Market Place
Flint, MI 48507

Zoning: GB General Business

Location: 6707 Highland Road
White Lake, MI 48383

Property Description

The approximately 1.443-acre parcel identified as 6707 Highland Road is located on the north side of Highland Road, east of Nordic Drive, and zoned GB (General Business).

Applicant's Proposal

Nick Trifon / Signs by Crannie, the applicant, on behalf of property owner Billy's Tip N' Inn, is proposing to remove an existing message board to install an electronic message board on an existing post-pylon sign.

Planner's Report

The zoning ordinance prohibits post-pylon signs, and the existing sign is nonconforming in numerous ways, including height, size, and setback. In accordance with Article 5, Section 9.J.i.a, freestanding signs must 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 single-tenant buildings in the GB district, 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 (with a 25-foot setback). Maximum sign height from grade allowed is seven (7) feet. Additionally, the zoning ordinance requires freestanding signs to be installed on a decorative masonry base utilizing materials such as brick, decorative (split face) masonry block, stone, or the like. This base must be a minimum of two (2) feet in height from the finished grade. Based on a diagram provided by the applicant, which is not to scale, the existing freestanding sign is approximately 15.5 feet in height and located one to three feet from the right-of-way line (multiple versions of plans were submitted showing different setbacks). The height of the existing sign provided by the applicant is not accurate; the maximum extent of the structure is likely greater than 16 feet from grade. Overall, the current sign exceeds 50 square feet in size (only partial area was provided). An existing nonelectronic message board on the sign extends 8.33 feet above grade and is 14.05 square feet in size. Contrary to the note listed on the submitted diagram indicating the size of the proposed electronic message board as 21 square feet, based on the dimensions of the cabinet the panel is 24.77 square feet in size.

An illegal vehicle sign is located west of the nonconforming post-pylon sign. Article 5, Section 9.F.ix of the zoning ordinance states vehicle signs are prohibited as permanent signs in all zoning districts. The Zoning Board of Appeals may consider ordering this violation be corrected.

Following is a summary of nonconformities and proposed enlargements/alterations to the post-pylon sign:

Nonconformity #	Ordinance Section	Subject	Standard	Request	Result
1	Article 5.9.J.i.a	Freestanding signs	Monument signs	Post-pylon sign	Post-pylon sign
2	Article 5.9.J.i.a	Sign setback	10 feet min.	29 feet (60 square foot sign?)	1 foot?
3	Article 5.9.J.i.a	Minimum sign base height	2 feet min.	2 feet	0 feet
4	Article 5.9.J.i.b	Maximum size of signs	50 square feet max.	58 square feet? (1-foot setback?)	60 square feet?
5	Article 5.9.J.ii.a	Maximum height of signs	7 feet	9 feet?	16 feet?

The requested variance is listed in the following table.

Variance #	Ordinance Section	Subject	Standard	Requested Variance	Result
1	Article 7.23.A	Nonconforming Structures	No enlargement or alteration	Enlarge and alter nonconforming sign	Increased nonconformities

Zoning Board of Appeals Options:

Approval: I move to approve the variance requested by Nick Trifon / Signs by Crannie from Article 7.23.A of the Zoning Ordinance for Parcel Number 12-20-276-014, identified as 6707 Highland Road, in order to enlarge and alter a nonconforming structure (post-pylon sign) by installing a 24.77 square foot electronic message board located 1 foot from the 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.
- No additional signage shall be permitted on the building or site.
- Any future modification to signage on the building or site, except for eliminating signage, shall require approval of the Zoning Board of Appeals.
- Prior to the issuance of a sign permit, the illegal vehicle sign shall be removed from the property.

Denial: I move to deny the variance requested by Nick Trifon / Signs by Crannie for Parcel Number 12-20-276-014, identified as 6707 Highland Road, due to the following reason(s):

Table: I move to table the variance request of Nick Trifon / Signs by Crannie for Parcel Number 12-20-276-014, identified as 6707 Highland Road, to consider comments stated during this public hearing.

Attachments:

1. Variance application dated October 8, 2021.
2. Sign diagram dated April 25, 2018 (revision date October 5, 2021).
3. Site plans.

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.

Nick@signsbycrammie.com

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: Nick Triton / Signs by Crammie PHONE: 810-845-0491
ADDRESS: 4145 Market Place, Flint MI 48507
APPLICANT'S EMAILADDRESS: _____
APPLICANT'S INTEREST IN PROPERTY: OWNER BUILDER OTHER: Sign Co.

ADDRESS OF AFFECTED PROPERTY: 6707 Highland Rd PARCEL # 12 - 20-276-014
CURRENT ZONING: GB PARCEL SIZE: _____

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: _____
VALUE OF IMPROVEMENT: \$ 30,000.00 SEV OF EXISITING STRUCTURE: \$ _____

STATE REASONS TO SUPPORT REQUEST: (ADDITIONALS SHEETS MAY BE ATTACHED)
We are requesting a size variance for a digital sign. The sign is needed to allow for putting messages on the marquee such as now hiring, advertising, & general messages including pictures of food. The request is minimal to what is needed to do so.

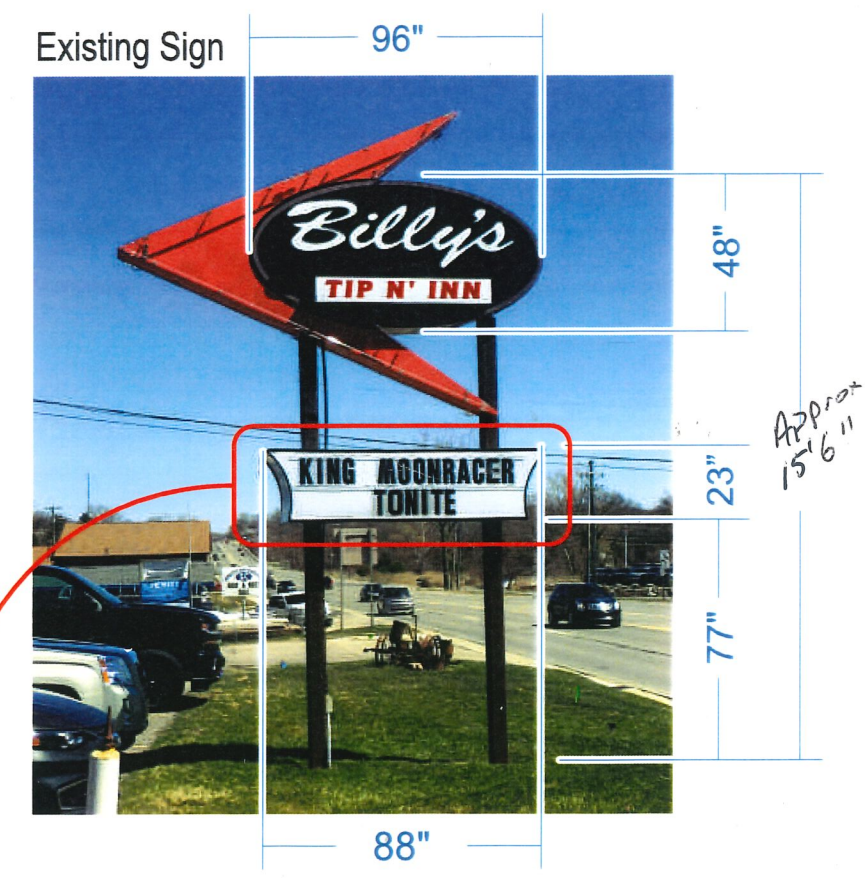
APPLICATION FEE: \$440.00 (CALCULATED BY THE PLANNING DEPARTMENT)
APPLICANT'S SIGNATURE: [Signature] DATE: 10/8/2021



- Existing Double Face Pylon Sign (Qty. 1)
- (2) New S/F Full Color LED Digital Displays Mounted To Each Side Of Existing Poles
- 36"H x 84"W Viewing Area

Existing Reader Board = 14.05 SqFt
 New LED Viewing Area = 21 SqFt

41"
Cabinet



Existing Reader Board Sign
 To Be Removed

87"
Cabinet

X
 Signature for approval of artwork - Proceed to production as shown

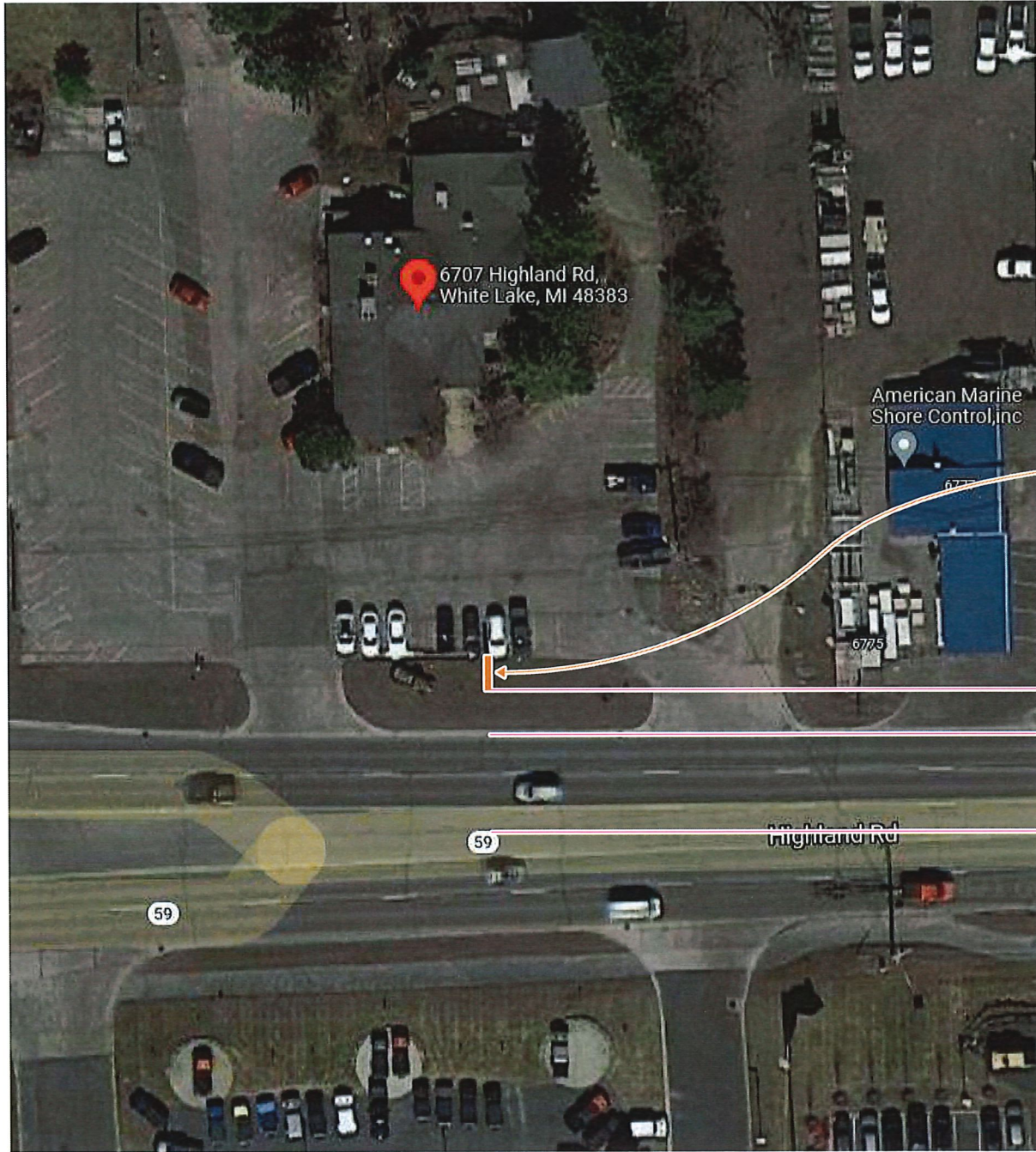


4145 Market Place
 Flint, Michigan 48507
 810-487-0000
 www.SignsByCrannie.com

Customer: Billys Tip N' Inn
 Address: 6707 E. Highland Road
 White Lake MI

Salesperson: Nick Trifon
 Date: 4-25-18
 D-T: X
 Scale: 3/8"=1'-0"

Filename: BillysTipInn-Pylon EMC
 Drawn By: G.Alumbaugh
 Revision: JN 1-9-19 GA 10-5-21



Billy's Tip N' Inn
 6707 Highland Rd.,
 White Lake, MI 48383

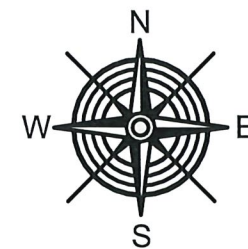
Existing Signage

Edge Of Sign To Road

Edge Of Sign To Center Of Road

19'

51'



RECEIVED
 NOV 08 2021

COMMUNITY
 DEVELOPMENT
 DEPARTMENT

X

Signature for approval of artwork - Proceed to production as shown



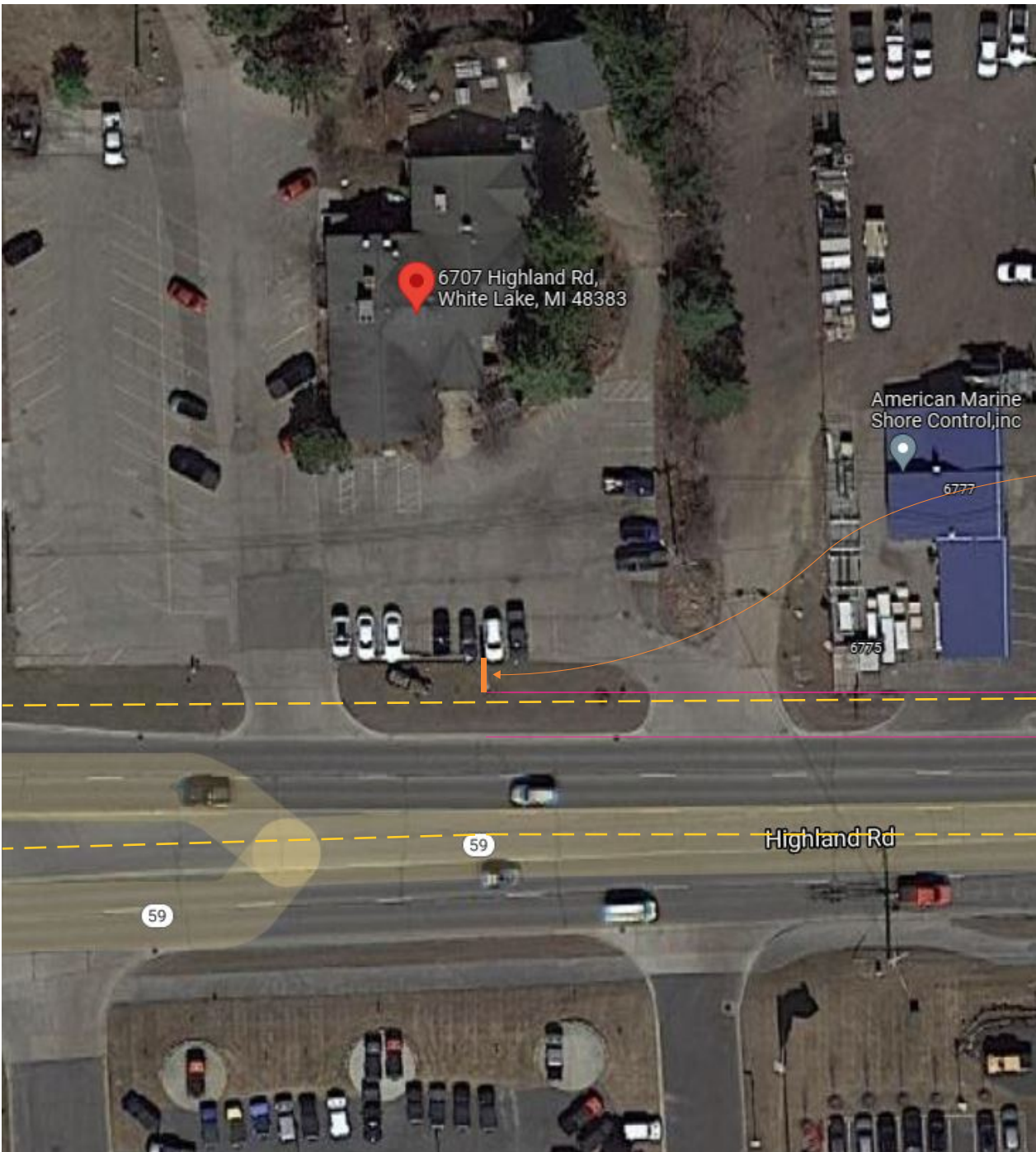
4145 Market Place
 Flint, Michigan 48507
 810-487-0000
 www.SignsByCrannie.com

Customer: Billys Tip N' Inn
 Address: 6707 E. Highland Road
 White Lake MI

Salesperson: Nick Trifon
 Date: 11-5-21
 D-T: X
 Scale: NTS=1'-0"

Filename: BillysTipInn-Site Plan
 Drawn By: James Naegle
 Revision: X

ORIGINAL APPROVAL, DESIGN & LAYOUT ARE THE SOLE PROPERTY OF SIGNS BY CRANNIE AND MAY NOT BE REPRODUCED, DISPLAYED, TRANSMITTED TO ANYONE ELSE OR IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF SIGNS BY CRANNIE. ©2021 SIGNS BY CRANNIE



Billy's Tip N' Inn
 6707 Highland Rd.,
 White Lake, MI 48383

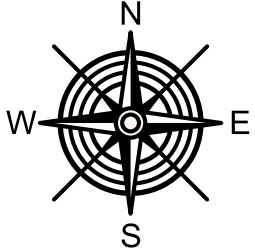
Existing Signage

Edge Of Sign To Road

Edge Of Sign To Center Of Road

19'

51'



X
 Signature for approval of artwork - Proceed to production as shown



4145 Market Place
 Flint, Michigan 48507
 810-487-0000
 www.SignsByCrannie.com

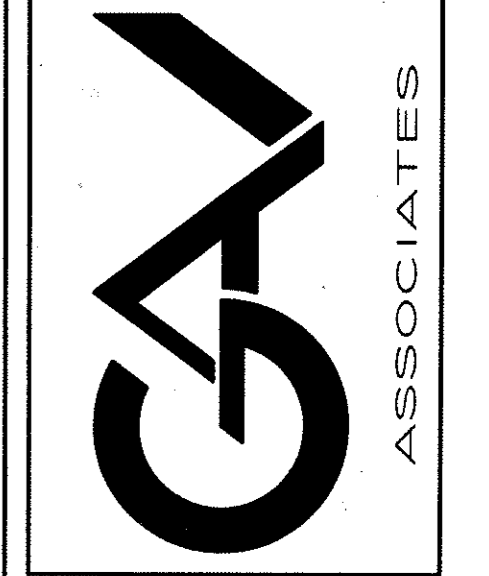
Customer: Billys Tip N' Inn
Address: 6707 E. Highland Road
 White Lake MI

Salesperson: Nick Trifon
Date: 11-5-21
D-T: X
Scale: NTS=1'-0"

Filename: BillysTipInn-Site Plan
Drawn By: James Naegle
Revision: JN 11-12-21

ISSUED FOR	DATE
PERMITS	4-21-06
S.P.A.	5-14-06
S.P.A.	6-8-06
FINAL S.P.A.	6-30-06
	2-1-07

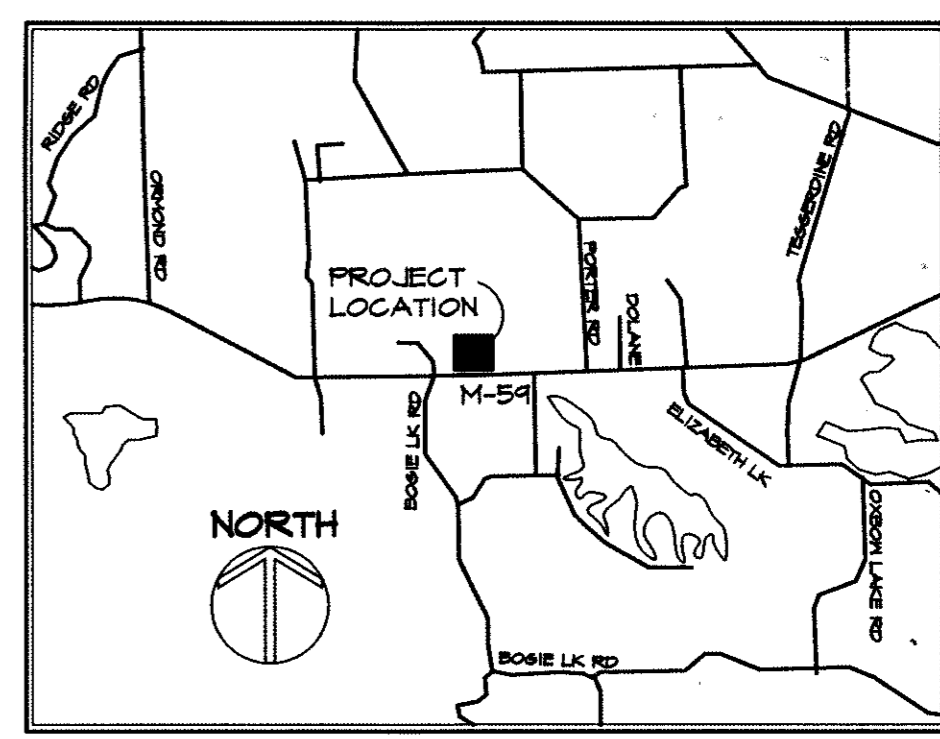
ARCHITECTURAL DESIGN
RESIDENTIAL COMMERCIAL INDUSTRIAL
 G.A.V. & ASSOCIATES, INC.
 31471 NORTHWESTERN HWY., SUITE #2
 FARMINGTON HILLS, MI. 48334
 (248) 985-9101
 FAX (248) 985-9105
 EMAIL: GAV@GAVASSOCIATES.COM



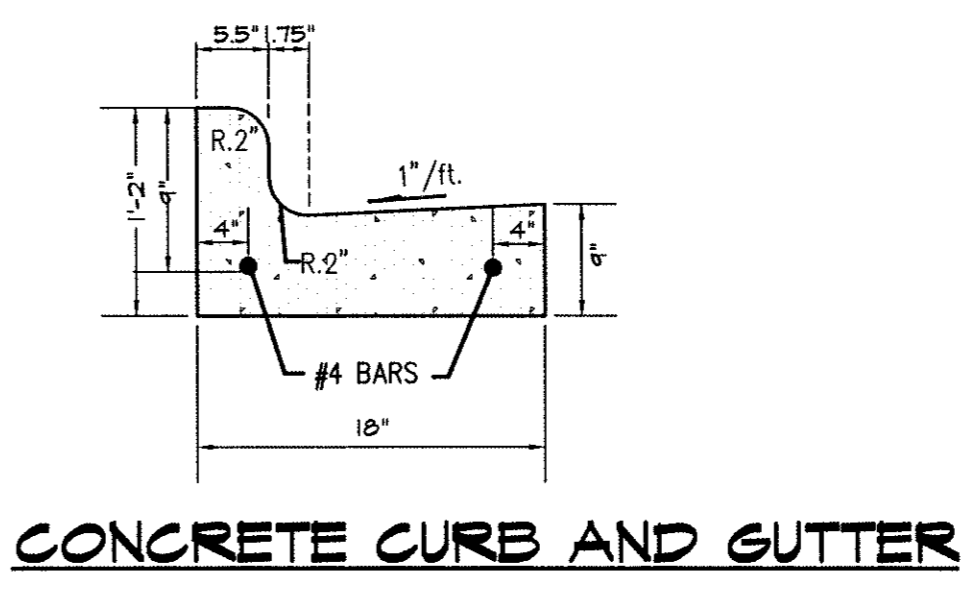
BILLY WHITE LLC
 3430 COVERT RD
 WATERFORD, MI 48329

PROPOSED ADITION FOR:
BILLY'S TIPP-N-INN RESTAURANT
6707 HIGHLAND ROAD
WHITE LAKE, MICHIGAN

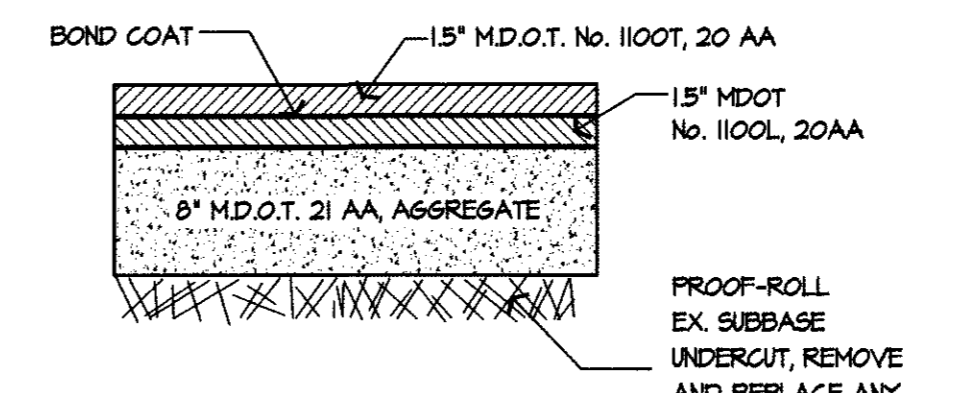
DRAWN:	DESIGNED:	CHECKED:
AV	AV	
SCALE: 1" = 20'		
FILE NAME:		
JOB #: 05183		
SHEET TITLE		
SITE PLAN		
SHEET #		
SD-1		



LOCATION MAP
 SCALE: NONE



CONCRETE CURB AND GUTTER



ASPHALT SECTION
 ALT: 6" CONCRETE

LEGAL DESCRIPTION

T3N, R2E, SEC 20 PART OF NE 1/4 BEG AT FT DIST W 60 FT & N 00-48-00 E 50 FT FROM E 1/4 COR, TH N 00-48-00 E 260 FT, TH N 250 FT, TH S 00-48-00 W 260 FT, TH E 250 FT TO BEG EXC BEG AT FT DIST W 60 FT & N 00-48-00 E 50 FT & W 107 FT FROM E 1/4 COR, TH N 00-48-00 E 15 FT, X TH E 143 FT, TH S 00-48-00 W 15 FT TO BEG 1.78 A10-24-02 CORR

SITE & BUILDING DATA

TOTAL SITE AREA:	62,548 SF +/-
TOTAL ACREAGE:	1.44 ACRES
BUILDING COVERAGE:	5,127 SF
PERCENTAGE OF COVERAGE:	8.2%
EXISTING FLOOR AREA:	4,015 SF
NEW FLOOR AREA:	1,112 SF
TOTAL FLOOR AREA:	5,127 SF

PARKING REQUIREMENTS

REQ'D PARKING:
 ONE SPACE PER 60 GROSS S.F. OF BUILDING AREA, EXCLUDING RESTROOMS, HALLWAYS, STORAGE ROOMS & STAIRWAYS. EQUALS 4,922 S.F. / 60 = 72 SPACES

PARKING PROVIDED:
 76 SPACES INC. 4 H/C SPACES

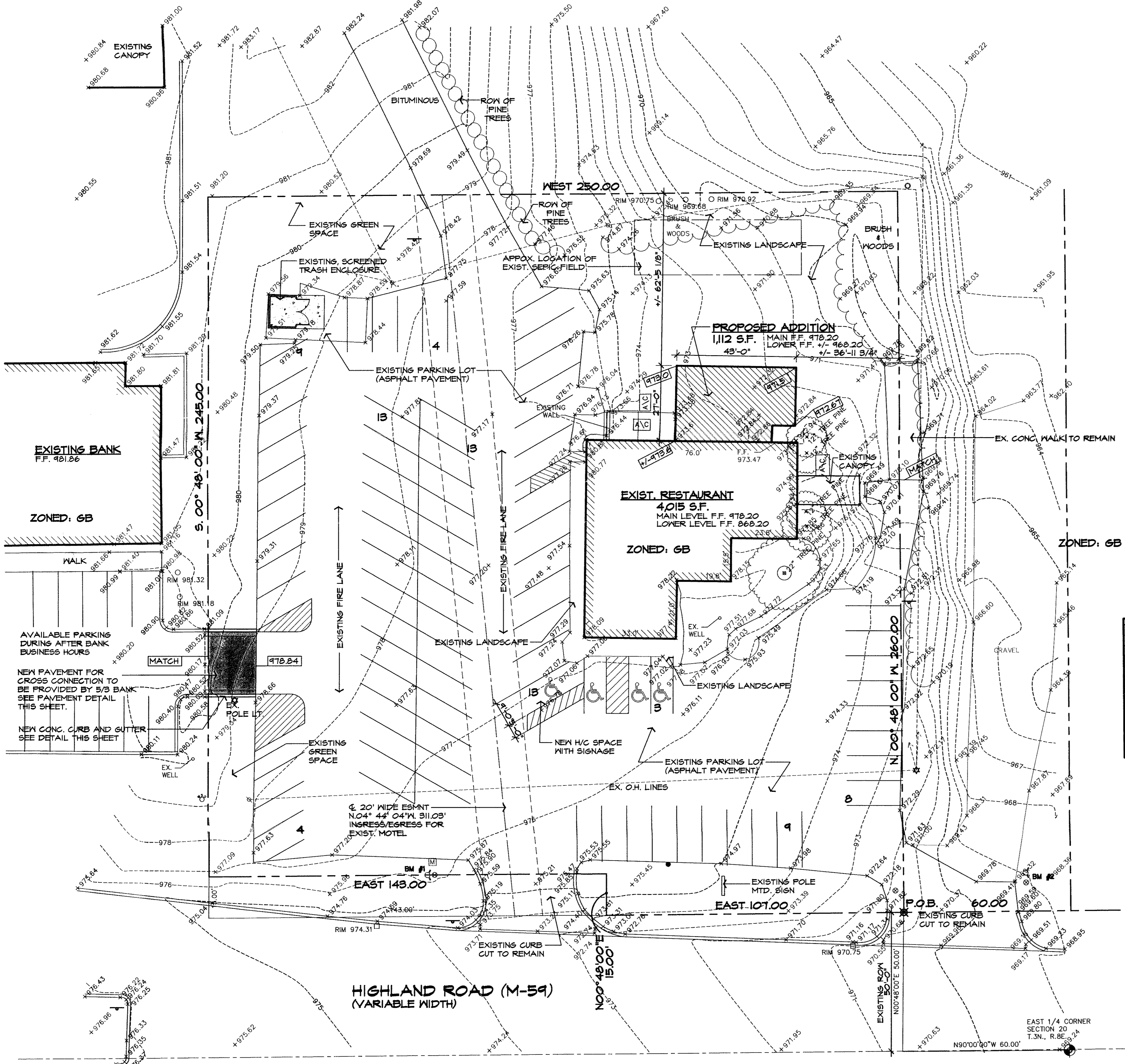
NOTE: ALL PARKING IS EXISTING

GENERAL NOTES

- ALL LIGHTING & LOCATIONS ARE EXISTING, AND SHALL REMAIN AS IS
- EXISTING LANDSCAPING TO REMAIN AS IS.
- NO LARGE EQUIPMENT OR MACHINERY IS TO BE INSTALLED AS PART OF THIS DEVELOPMENT.
- NO LOUDSPEAKERS OR SOUND SYSTEMS ARE PROPOSED AS PART OF THIS DEVELOPMENT.
- THERE ARE NO STORAGE TANKS ON THIS SITE.
- ALL ROAD NAME SIGNS, TRAFFIC CONTROL SIGNS & SIGN POSTS ARE EXISTING AND TO REMAIN AS IS.
- ALL LOADS/UNLOADING IS DONE PRIOR TO THE BUSINESS OPERATING HOURS. SERVICE IS VIA EXISTING DOOR ON WEST SIDE OF THE BUILDING.
- ALL UTILITIES ARE EXISTING AND TO REMAIN AS IS EXCEPT FOR THE AGREED FUTURE HOOK UP OF THE SANITARY AND WATER LINE. (PLANS BY OTHERS)
- STORM WATER DISCHARGED OFF THE ROOF OF THE ADDITION IS TO SPLASH ON GRADE AND IS NOT TO RUNOFF ONTO ADJACENT PROPERTY, PROPER GRADED TO BE MAINTAINED
- AREA OF EXCAVATION FOR NEW ADDITION TO BE REGRADED AND SEEDED AS REQ'D. PROVIDE SILT FENCE AROUND AREA OF DISTURBANCE

OWNER / APPLICANT
 BILLY WHITE
 3430 COVERT ROAD
 WATERFORD, MICHIGAN 48329
 248-431-7111

NOTE:
 1. A VARIANCE WAS GRANTED FOR ORDINANCE #22 BY THE AUGUST 15TH 2006 PLANNING COMMISSION FOR UP TO A THREE YEAR DELAY IN INSTALLING THE WATERMAIN CONNECTION.
 2. THE APPLICANT HAS SUBSEQUENTLY HOOKED UP TO THE SANITARY SEWER SYSTEM DUE TO A FAILURE IN THE EXISTING SEPTIC SYSTEM. REFER TO PLANS PROVIDED BY SPALDING DODECKER FOR THE SANITARY LEAD AND PUMP.



SITE PLAN
 SCALE: 1" = 20'

