

The hearing was closed at 8:08 pm

Recess: none

Business Session:

1. Variance Request-ZBA Case # 2015-02, 3441 Broad Street; HD-03-31-477-002

The Board began discussing the variance request.

1. We are looking at a conditional land use, this is a use that is allowed, the railroad set-back is the issue.
2. Was there an option to go to the Planning Commission first? There are things in the ordinance that are not clear.
3. When did the land get purchased by the railroad?
4. Where else did applicant consider opening a business, doesn't fit same style, footprint constrained.

-Move Rush, support Tell, based on the information provided by the applicant at the May 18, 2015 Zoning Board of Appeals meeting, the board moves to postpone the variance request until June 15, 2015 for Planning Commission for applicant to bring alternative with lesser required variance.

Ayes: Hansen, Schmid, Tell, Rush
Nays: Mekas
Motion Carried

Adjournment

-Move Rush, support Mekas to adjourned at 8:20 pm

Respectfully submitted,

Brenda Tuscano
Recording Secretary

Filing Approved _____



STAFF REPORT

To: Zoning Board of Appeals
Courtney Nicholls, City Manager

From: Michelle Aniol, Community Development Manager

Date: March 21, 2016

Miscellaneous Updates

- 3045 Broad Street Redevelopment - A Pre-Development Agreement has been executed with Foremost Development Company, following approval by City Council, based on recommendations from the RFQ Committee (Keough, Fisher, Carson, Covert, and Darnell), DDA Attorney, and DDA. The Agreement sets forth a six month Study Period in which the Developer and City must undertake specific tasks. For example, the City and Developer must schedule 3 public meetings. The purpose of the public meetings is to hear from the community regarding the redevelopment of 3045 Broad Street.

A kick-off meeting between the RFQ Committee and Foremost occurred Monday, March 14, 2016. The parties have tentatively scheduled the first public workshop for Saturday, April 16, 2016, from noon to 4:00 pm in the Library. The second public meeting is tentatively scheduled for Wednesday, May 11, 2016, from 6-8:30 pm, location to be determined. The third meeting is tentatively scheduled for Wednesday, June 8, 2016, from 6-8:30 pm, locate to be determined. Information will be shared via email, spring newsletter, the City's Facebook page, etc. Stay tuned.

- The first Dexter Business Summit for 2016 was held on Thurs, Mar 3rd. Our host was MC3. There were approximately 30 participants. All participants have been emailed an evaluation form. So far the feedback has been very positive.
- The former Huron Camera building has been sold, according to John Evans. Staff has been in contact with the new owner, Matt Schuster. In the short term, he plans to make infrastructure improvements, including a new roof and new HVAC before making the space available for lease. Staff reviewed the zoning compliance procedures with Mr. Schuster.
- The SEMCOG General Assembly is scheduled for Thursday, March 24th at Macomb Community College. Staff emailed elected and appointed officials the Save the Date announcement. Please let staff know if you would like to attend.
- During my tenure in Dexter, we (City and DTE) have heard that power interruptions are an issue for the businesses in the industrial park, and elsewhere in the city. One of the things Paul Ganz has suggested is for the businesses to call DTE and document whenever there is an interruption of power. If I remember correctly, that suggestion was made during one of our Business Summits in 2014.

Well someone was listening because I received documentation from Dextech this week. The company detailed all the interruptions it has experienced since July 2015 to the present date, and the equipment affected by the interruption. In addition, they have quantified the cost (loss in terms of revenue) the company experiences, as a result of the power interruption.

In addition, the owner of Alpha Metals sent correspondence he received from DTE regarding interruptions he experienced last year. It probably makes sense to the DTE engineers, but it's Greek to staff. Consequently, staff has requested a meeting with our DTE representatives, Paul Ganz and Carolyn Bennett to discuss.

- Representative Christine Greig (D-37th District) is circulating a Request for Stakeholder Feedback regarding Downtown Patio Permits. A "downtown patio permit" would allow a patron of a specialty retail establishment (e.g. cheese shop) to purchase the featured product(s) (e.g. cheese) with a bottle of wine and then enjoy their purchase on the merchant's patio.

To facilitate a downtown patio permit, Section 537 of PA 58 of 1988 (Specially Designated Merchants) would need to be amended to allow certain SDM's located in downtowns or shopping districts to obtain "patio permits" for post-purchase consumption by their customers of products purchased at their location. Attached to this report you will find a copy of Rep. Greig's correspondence.

Planning Commission Updates

- The Planning Commission conducted a public hearing to consider a PUD Petition and Area Plan submitted by Steve Brouwer, for a mixed-residential development at the southwest corner of Grand St and Baker Rd. During the public hearing, only one resident addressed the Planning Commission. The resident lived in Westridge and had concerns about water capacity after recently experiencing low water pressure.

After the public hearing was closed, but before the meeting ended, two residents spoke during non-arranged citizen participation. The first was the property owner adjacent to the south of the proposed redevelopment property. He stated that he accesses his property from an existing driveway on Mr. Brouwer's property, but with the development he would not have access any more. Staff has met with the resident. He purchased the property with the full knowledge that he did not have access rights on the driveway. Additionally, he has not attempted to gain access rights. Staff provided him with contact information to both Mr. Brouwer and Ms. Bishop, as this is a private property issue. The Planning Commission encouraged him to work things out with the developer.

The second speaker stated she, like many others have family in Dexter and would love to live closer to their families. The proposed development would provide the variety of housing options she and others are looking for. She also mentioned it's important to have housing options she and others can afford.

Following their discussion the Planning Commission voted unanimously to postpone action to its April 4, 2016 meeting, in order to give the applicant time to address concerns raised during the meeting and in staff/consultants reviews.

Based on all of the feedback that has been received, as well as the comments made at the PC meeting, it generally appears that everyone agrees the City has planned for and wants a high density residential development at the corner of Grand Street and Baker Road. However, it is also clear to staff that the design, layout and architecture of the proposed Grandview Commons development are not consistent with what officials may see in their minds eye, again based on the comments voice before the meeting and during the meeting. Concerns articulated at the meeting include (in staff's words):

- scale and massing weren't in balance,
- site was too dense, but not in terms of units per acre;
- not attractive
- not enough open space
- lacks public benefit(s)
- does not take advantage of natural area adjacent to site
- layout of utilities not a benefit for city

It's clear a revised plan is desired, but staff is unclear as to what officials expect the development to look like. Staff has developed and distributed the following questions in regards to the Grand St/Baker Rd development:

- o What do you see in your mind's eye when it comes to the design and layout and architecture? Can you provide or suggest an example?
- o What would make the proposal attractive?
- o What type of open space are you expecting?
- o What public benefits do you want?
- o How do you see the natural area being enhanced by the project?

The answers to these questions will provide the insight needed going forward.

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DOWNTOWN PATIO PERMITS: Request for Stakeholder Feedback

February 29, 2016

Dear Eric Pratt,

Michigan's downtown communities serve as local hubs of vitality for their community. Downtown communities must continually change and reinvent themselves to stay relevant and attract new visitors and residents to the area. For example, the Michigan Main Street Program recommends a Four-Point Approach®:

- 1) Capitalize on the assets of a downtown's physical environment.
- 2) Revitalize and restructure the community's existing and future economic base.
- 3) Promote those unique characteristics of the downtown that will attract business growth.
- 4) Broaden the diversity of stakeholders committed to economic growth in the downtown market.

Leaders in downtown businesses and government must continually develop new economic development tools to meet these goals. A former City Manager in my district has recommended such a tool that requires legislative action: The Patio Permit.

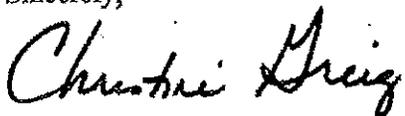
This proposed legislation would authorize the issuance of "downtown patio permits" for certain specially designated merchant licensees located in downtowns. The permit would allow patrons to consume items—specifically beer and wine—that were purchased from a merchant in an outdoor patio at the merchant's storefront. The bill has been carefully crafted to ensure that beer and wine would be safely and responsibly served to patrons and that patio permits could only be issued in downtown establishments where the local government has approved the request.

Currently a business with a SDM license can sell patrons a bottle of wine or beer, but the customer must wait until they are home to enjoy it. With the issuance of a "downtown patio permit," the customer can sit on a patio along the sidewalk and take in the downtown atmosphere while enjoying their purchase. A "downtown patio permit" would allow a patron of a specialty cheese shop, for example, to purchase the featured cheese product with a bottle of wine and then enjoy their purchase on the merchant's patio.

My bill supports economic development by adding an option to existing liquor licensing laws to provide patrons a wider variety of experiences in their downtown area. Many customers, especially millennials, will choose downtowns where they have more options for shopping, dining, relaxation and entertainment.

I am respectfully asking you to review the proposed bill language, which is included in this document, and provide your organization's position. I encourage you to ask any questions and to know that my door is always open to discussions that will make this bill a stronger tool for downtown growth. If you wish to discuss the bill directly, please call me at my office at (517) 373-1793.

Sincerely,





DOWNTOWN PATIO PERMITS: PROPOSED BILL SUMMARY

- Amends Section 537 of 1998 PA 58. (Specially Designated Merchants)
- Would allow certain SDMs located in downtowns or shopping districts to obtain “patio permits” for post-purchase consumption by their customers of products just purchased at their location. Permits are subject to strict qualifying criteria, and must be approved by resolution of local government. A qualifying SDM must:
 - ✓ Be located within a downtown development authority or principal shopping district.
 - ✓ Have 15,000 square feet or less of space.
 - ✓ Have an appropriate outdoor service area.
 - ✓ Gas stations and merchants who sell/serve spirits or mixed drinks are not eligible.
- Requires qualifying SDMs to use trained servers who will:
 - ✓ Serve the purchased beer or wine to individuals only in the designated patio area.
 - ✓ Retain control of any opened beer or wine that has been purchased but not yet consumed.
 - ✓ Return to the customer any unopened beer or wine that was purchased.
 - ✓ Cap or recork a partially consumed bottle of wine using the same guidelines as exist in Section 1021.
 - ✓ Not return any beer that has been opened or any wine that cannot be capped or recorked.

*****NOTE FROM THE BILL SPONSOR*****

There is currently NO existing language in any section of statute or administrative rules that instructs a server in how to reseal a growler that has been purchased and then partially consumed on a licensed premise. Unless language can be created and agreed upon, which is a welcomed conversation, this is an issue that is best handled through separate legislation that will address it for all licensees that serve beer. Therefore, in context of this proposed legislation, we suggest that customers wishing to consume beer under this subsection be advised to consider purchasing beer that is sold in smaller containers only, as the merchant and server will not be allowed to return any partially consumed beer containers to a customer once its contents are opened.



OFFICE OF COMMUNITY DEVELOPMENT

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

STAFF REVIEW

TO: Chairman Phil Mekas and the Zoning Board of Appeals
FROM: Michelle Aniol, Community Development Director
DATE: March 21, 2016
RE: **ZBA #2016-01, 7225 Dan Hoey Sign Setback Variance Request**

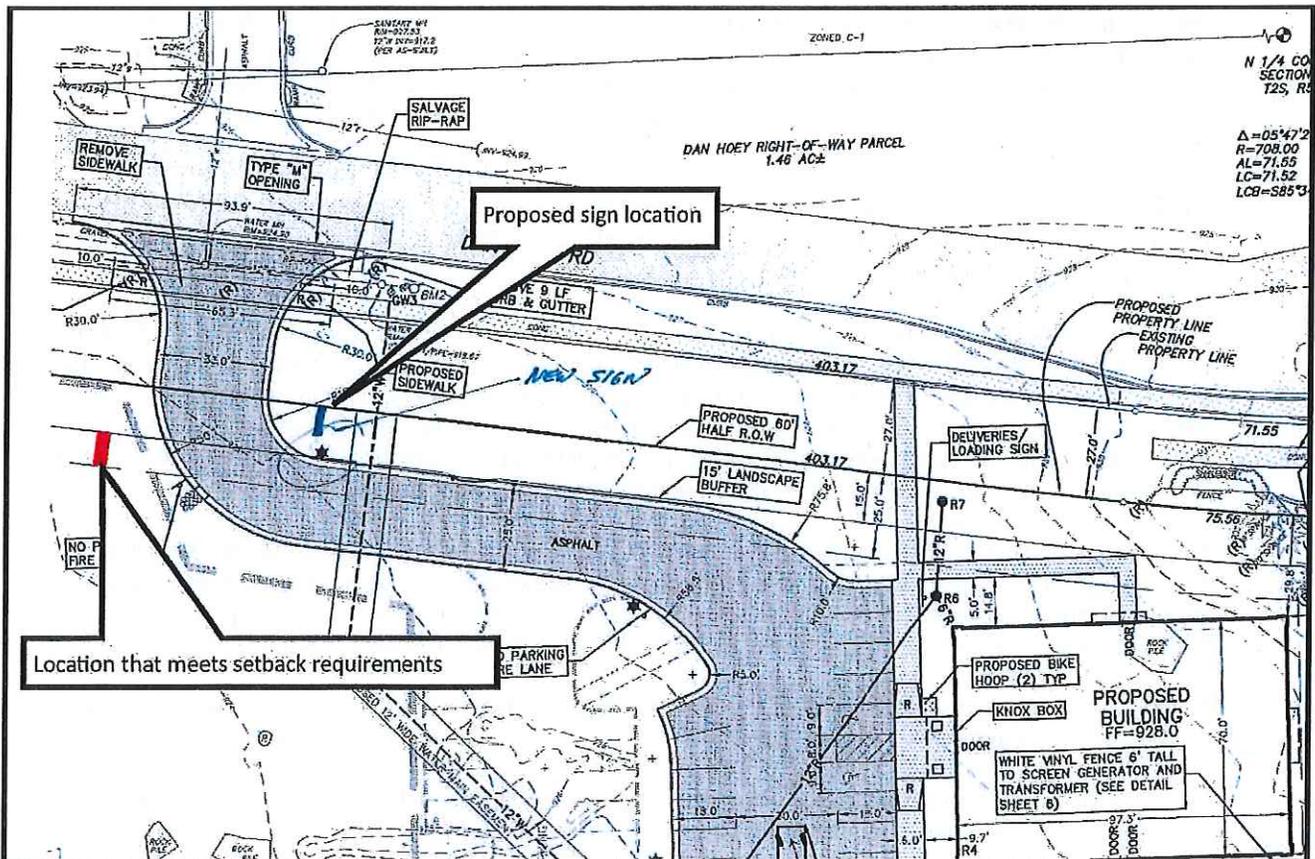
The Zoning Board of Appeals is scheduled to conduct a public hearing to consider a variance request submitted by, Dr. Brent Kolb, for property located at 7225 Dan Hoey (08-08-08-200-024), on February 18, 2016. Dr. Kolb has requested the following variances from Section 7.03(1) for a ground sign:

1. 10-foot variance from the required 10-foot setback from the road right-of-way;
2. 15-foot variance from the required 15-foot setback from all property lines; and
3. 6-foot variance from the required 15-foot setback from the primary entranceway drive.

If the request is granted, it would allow a 0-foot setback from the road right-of-way and (front) property line and a 9-foot setback from the primary entranceway drive. The applicant is citing practical difficulties associated with the property.

ZONING

The applicant seeks to erect a 10-foot tall x 6-foot wide ground mounted sign adjacent to the Dan Hoey Road right-of-way and front property line, as well as, 15 feet east and 6-feet north of the primary entranceway drive.



The subject site is zoned Dexter Crossing PUD with PB Professional Business as the underlying zoning district. The PB District is intended for offices of professionals and professional-type services. The uses in this district are generally lower impact uses than those found in the general commercial district, in respect to the normal hours of operation and the amount of automobile trips generated. The PB District is also intended to provide a transition between commercial uses and residential uses. Professional Business Districts shall be located along an arterial street in order to service both local and through traffic.

Dr. Kolb received final site plan approval for a multi-tenant medical office building in 2015. According to Section 7.03(1)D, one freestanding (i.e. ground mounted) identification sign maybe erected for a shopping center, office park, industrial park or other integrated group of stores, commercial buildings, office buildings or industrial buildings. Such sign can be used to identify the name of the business center or tenants. The sign area cannot exceed 1 square foot per front foot of the building or buildings for which the sign would be erected. The area of the sign is not permitted to exceed 60 square feet (per side). Additionally, the maximum height of the sign shall not exceed 10 feet.

Section 7.03(1)E states that for projects in PUD District, the number, size and location of ground signage shall be determined by the intended use of a property, subject to the review and approval of the PUD during plan review. This particular section of Article VII, Signs in the Zoning Ordinance was not in effect when the Dexter Crossing PUD was approved. Thus, signage is reviewed by the Zoning Administrator.

VARIANCE CONSIDERATIONS

Section 24.05 A. outlines the criteria applicable to variance considerations. Variances shall be granted only in accordance with the Michigan Public Act 110 of 2006, as amended and based on the findings set forth below. The extent to which the following criteria apply to a specific case shall be determined by the ZBA; however, at least one (1) of the applicable criteria must be found by the ZBA for each variance request.

1. **Practical Difficulties:** *Compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would create practical difficulties, unreasonably prevent the use of the property for a permitted purpose, or render conformity with such restrictions unnecessarily burdensome. The showing of mere inconvenience is insufficient to justify a variance.*

The applicant claims compliance with the required setbacks for ground signage is impractical given that the northern property line and planned road right-of-way for Dan Hoey will be 47 feet from the edge of the road pavement.

The principal entranceway from Dan Hoey Road comes into the site approximately 47 feet, from north to south, before curving approximately 90 degrees to the east. As such, the area located east of the entranceway and between the ROW and the entranceway drive (going north to south) is 15 feet wide. Compliance with the setback requirements would not be possible in this area. However, the applicant could meet the requirements of Section 7.03(1)D by locating the sign west of the entranceway drive, as shown on the map attached to this report.

2. **Substantial Justice:** *Granting of a requested variance or appeal would do substantial justice to the applicant as well as to other property owners in the district; or, as an alternative, granting of lesser variance than requested would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.*

The applicant has provided photographs of existing ground mounted signs. A review of city records demonstrated the following:

- Dexter Crossing (on Dexter-Ann Arbor and Dan Hoey Roads) - The ground signs at Dexter Crossing is setback 15 feet from the ROW easement and more than 32 feet from the road

surface on Dan Hoey and more than 37 feet from the edge of the Dexter-Ann Arbor Road.

- LaFontaine (on Dexter-Ann Arbor Road) - The LaFontaine ground signs are setback approximately 25 feet from the Dexter Ann Arbor ROW and 35 feet from the edge of the road.
- DAPCO (Dan Hoey Road) - The DAPCO ground sign is located approximately 10 feet inside the Dan Hoey Road ROW. Staff was not able to locate documentation that would demonstrate this sign received a permit to locate within the ROW.

If the requested variances are granted, there would be ample distance between the current edge of the pavement and the proposed sign location. However, if Dan Hoey is expanded in the future, as planned, the proposed sign would be located adjacent to the Dan Hoey right-of-way (and property line), and could be 20 feet or less from the edge of the road, depending on driveway tapers. Moreover, the sign would block visibility to the east on Dan Hoey Road, for motorists leaving the site.

- 3. Public Safety and Welfare:** *The requested variance or appeal can be granted in such fashion that the spirit of these regulations will be observed and public safety and welfare secured.*

Dan Hoey is a major road, which experiences significant semi-truck traffic to and from the industrial park, as well as school bus traffic to and from Cornerstone Elementary and the Dexter Community Schools complex. The proposed location of the sign should not present a risk to public safety and welfare, provided Dan Hoey Road is not expanded, as planned.

- 4. Extraordinary Circumstances:** *There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties of other similar uses in the same zoning district. The conditions resulting in a variance request cannot be self-created.*

The distance from the edge of the road to the required location of the sign would be 47 feet. The applicant claims legibility of the sign would be compromised, if strict adherence to the ROW and property line setback is required.

Road right-of-way widths vary depending on the classification of the road. Within the city, the planned right-of-way for Dan Hoey, Baker and Dexter-Ann Arbor Roads are 120-feet, whereas most other road rights-of-way in the city are 99-feet wide. This standard does not include residential subdivision road rights-of-way, which are generally 66-feet wide. A roadway may have a planned width of 120 feet, but currently it may be constructed based on a 99-foot road right-of-way, as is the case along many sections of Dan Hoey, Baker and Dexter-Ann Arbor Roads. Traffic volumes and other factors impact the expansion of a road.

As identified previously, ground signs in the vicinity have been erected in accordance with the required setbacks. As such, these signs are located anywhere from 25 feet to 37 feet from the edge of the road, with the exception of the DAPCO sign, but it is questionable if that sign was permitted. Additionally, a sign erected on the subject site, in accordance with the required setbacks, would be clearly visible more than 500 feet to the east or west.

- 5. No Safety hazard or Nuisance:** *The granting of a variance or appeal will not increase the hazard of fire or otherwise endanger public safety or create a public nuisance.*

The proposed location of the sign should not increase the hazard of fire or otherwise endanger public safety or create a public nuisance, provided Dan Hoey Road is not expanded, as planned.

- 6. Relationship to Adjacent Land Uses:** *The development permitted upon granting of a variance shall relate harmoniously in a physical and economic sense with adjacent land uses and will not alter the essential character of the neighborhood. In evaluating this criterion, consideration shall*

be given prevailing shopping pattern, convenience of access for patrons, continuity of development, and the need of particular services and facilities in specific areas of the City.

The subject property is zoned Dexter Crossing PUD with an underlying zoning of PB Professional Business District.

Property Location	Zoning/Use
North	R-3, Multiple-Family Residential C-1 General Business
East	Dexter Crossing PUD with an underlying zoning of R-3 Multiple-Family Residential
South	Dexter Crossing PUD with an underlying zoning of R-1B, One Family Residential-Small Lot
West	RD Research and Development District

The proposed location of the ground site is not consistent with the location of ground signs on adjacent properties, with the exception of the DAPCO sign, as cited herein.

CONCLUSION/FINDINGS

- The applicant has at least one viable sign location alternative that would meet the requirements of Section 7.03(1)D.
- Substantial justice could be served provided Dan Hoey Road is not expanded in the future, as planned.
- Risk to public safety and welfare would not be compromised, provided Dan Hoey Road is not expanded, as planned.
- Extraordinary circumstances have not been demonstrated.
- The hazard of fire or other dangers to public safety or creation of a public nuisance would not be increased, provided Dan Hoey Road is not expanded, as planned.
- The proposed location of the ground site is not consistent with the location of ground signs on adjacent properties, with the exception of the DAPCO sign, as cited herein.

SUGGESTED MOTIONS

Based on the information provided by the applicant at the March 21, 2016 Zoning Board of Appeals meeting, the Board determines that ZBA#2016-01 request for a 10-foot variance from the required 10-foot setback from the road right-of-way, a 5-foot variance from the required 15-foot setback from all property lines, and a 6-foot variance from the required 15-foot setback from the primary entranceway drive in Section 7.03(1), Ground Sign General Requirements be **(GRANTED / NOT GRANTED)**:

The application submitted by Dr. Brent Kolb, for property at 7225 Dan Hoey (08-08-08-200-024) **(MEETS/FAILS TO MEET)** the conditions required for the granting of a variance. The applicant is therefore **(PERMITTED / NOT PERMITTED)** to install a ground sign with a 0-foot setback from the Dan Hoey Road right-of-way, a 0-foot setback from the north property line along Dan Hoey Road, and a 9-foot setback from the north side of the primary entranceway drive, as cited herein.

The determination was made with consideration of following per Section 24.05 of the City of Dexter Zoning Ordinance (list criteria):

1. _____
2. _____
3. _____

OR

ZBA #2016-01
March 21, 2016
Page 5

The Board moves to **postpone** variance request ZBA2016-01 until (____(date)____) to allow the applicant to address the following items: (list items)

1. _____
2. _____
3. _____

Please contact me prior to the meeting if you have questions.



Michigan OFFICE OF COMMUNITY DEVELOPMENT
8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

APPLICATION FOR ZONING BOARD OF APPEALS HEARING

Application is being made for: Appeal Variance

Property Address: 7225 Dan Hoey RD Tax ID Number: 47-3601072 08-08-08-200-024

Proposed Use: Dental Office

Applicant Name: Brent Kolb Phone: 734 426 9000

X Applicant Address: 8031 Main St Ste 303 Dexter MI 48130

Email Address: kolb.brent@gmail.com Mobile Phone: 734 649 1948

X Property Owner Name: BLMS LLC Phone: 734 426 9000

X Property Owner Address: 8031 Main St Ste 303 Dexter MI 48130

Email Address: KOLB.BRENT@GMAIL.COM Mobile Phone: N/A

Type of Improvement Proposed: NEW MONUMENT SIGN

Reason Waiver is Requested (explain practical difficulty or hardship): PLEASE SEE ATTACHED

Application Procedure: Please check if the following information is being provided, and attach the required documents to this application.

Yes	No	
✓		A complete, signed application form, with application fee.
✓		A site plan, drawn to scale and fully dimensional, showing the entire lot; the location of all existing structures including buildings and signs; the proposed improvements; lot area calculations to show compliance with building coverage allowances for the zoning district; and land contours (if applicable).
✓		In the case of buildings, sketches or elevations. For additions, both the old and new structures must be included to show how the addition relates to the existing structure.
✓		In case of appeals, a clear description of the order, requirement, decision, or determination for which the appeal is made and grounds for appeal (Please attach to this application).

RECEIVED

FEB 18 2016

CITY OF DEXTER

Application Zoning Board of Appeals Hearing - Page 2

General Information

At the public hearing, the applicant must present the Board with proof that there is a practical difficulty in carrying out the strict letter of the ordinance. By ordinance, the following four standards apply in determining whether practical difficulty is sufficient to warrant granting of the variance.

1. Compliance with the strict letter of the restrictions governing area, setbacks, frontage, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose, or would render the conformity with such restrictions unnecessarily burdensome;
2. Granting the variance would do substantial justice to the applicant as well as other property owners in the district; or granting some portion of the variance would give substantial relief to the owner and be more consistent with justice to other property owners;
3. The plight of the land owner is due to unique circumstances of the property; and
4. The problem is not self-created.

The application and a site plan must be filed at least 4 weeks prior to the public hearing. Please call the City Community Development Office at (734) 426-8303 x 15 for meeting dates and deadlines.

x [Signature] 2/15/2016 [Signature] 2/16/16
 Owner's Signature Date Applicant's Signature Date

Staff Review: Fee: Residential \$250 Non-Residential \$350
 Date Received: 2-18-16 Receipt #: 52704

Regulations (Ordinance Sections) to be waived: ARTICLE 7, SECTION 7.030(1) F

Code Requirement: 10' setback from ROW & 15' from edge of principle entrance drive & all property lines
 Proposal: 0' setback from ROW, 0' setback from property line & 9' setback from principle entrance drive (MC)

Zoning Board of Appeals Action: Approved Denied Date: 2016-03-21

APPROVAL STAMP:

RECEIVED

FEB 18 2016

CITY OF DEXTER

A. The purpose of this variance for a ground signs, from section 7.03 subsection 1F requirement setback from the road ROW. To allow front leading edge of the sign from a the 10 foot setback to a zero setback requirement from ROW *15 Foot setback to a zero setback from property line by Boethel Dan Hoey*

1. The new Dexter Dentistry monument sign legibility factor is very vital. The overall size of the sign, will be 60 ft.² approximately 6 feet wide and 10 feet tall, with office complex name, with 4 multiple tenant panels, address on leading edge of front of the sign. NOTE: Not being able to have a clear visibility/legibility of the sign copy from the road, is a very important factor!

2. The new sign would be consistent with surrounding signage, such as Busch's supermarket which is 5 feet from sidewalk, Lafontaine main sign 5.6 feet from sidewalk, Lafontaine certified service 5.6 feet from sidewalk, Mobil gas station 10 feet from sidewalk, Dexter Crossing on Dexter Ann Arbor St. main entrance 24 feet from sidewalk, Dexter Crossing Dan Hoey Rd. entrance 17 feet from sidewalk, Chelsea State Bank 21 feet from Dexter Ann Arbor Rd. and Dapco industries which is 45 feet from the Dan Hoey Rd the curb. This would be a typical sign placement throughout the community, we are proposing 25 foot setback from the public sidewalk.

3. Sign would be consistent with size and speed limit recommendation of the Michigan sign design guidelines.

4. The sign would be located to the central portion of the 4 acre parcel, which would provide a better visibility and setting factor. Will not overwhelm Western half of parcel for future development and would be aesthetically pleasing for the overall site.

5. The sign showing on original approved site plan as proposed location most suitable giving access for parking, vehicle circulation and future to development including site grading and allow for future development of phase 2, including site grading.

6. Granted this variance does not harm public safety, comfort, morals or general welfare of the inhabitants of the City of Dexter Diminish or impair property values within the neighborhood where the proposed sign will be installed. The variance is not based exclusively upon a desire to make more money out of the property, but to allow for greater visibility of the sign for customers to see. The owner is creating a unique custom-designed sign that will have a favorable design in its setting

7. The City has requested the owner dedicate an additional 27 feet of right of way for public utility, sidewalk and future road expansion. The resulting property line is over 47 feet from the back of curb. As proposed the sign would be placed at a zero setback and be within the approved 15 foot landscaping buffer and still be setback on 47 feet from ROW. *road edge - currently.*

P18

72"



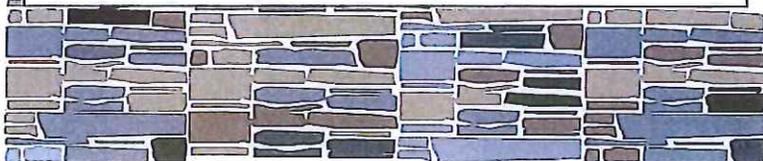
Dexter Office Center



TENANT

TENANT

TENANT



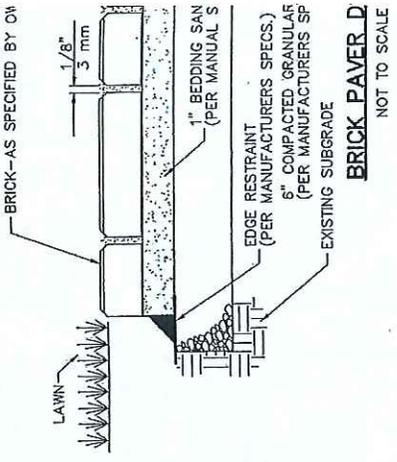
120"

1" = 30'

NEW SIGN

EXISTING HIGHEST ESTIMATED TRAFFIC VOLUME FOR DAN HOEY ROAD
 AM PEAK LESS THAN 415 VPH
 PM PEAK 2.34 x 14 = 33
 79% ENTER, 21% EXIT
 AM PEAK 3.46 x 14 = 49
 27% ENTER, 73% EXIT

NOTE: ALL SIGNAGE SHALL CONFORM TO CITY OF DEXTER ZONING ORDINANCE AT TIME OF APPLICATION.

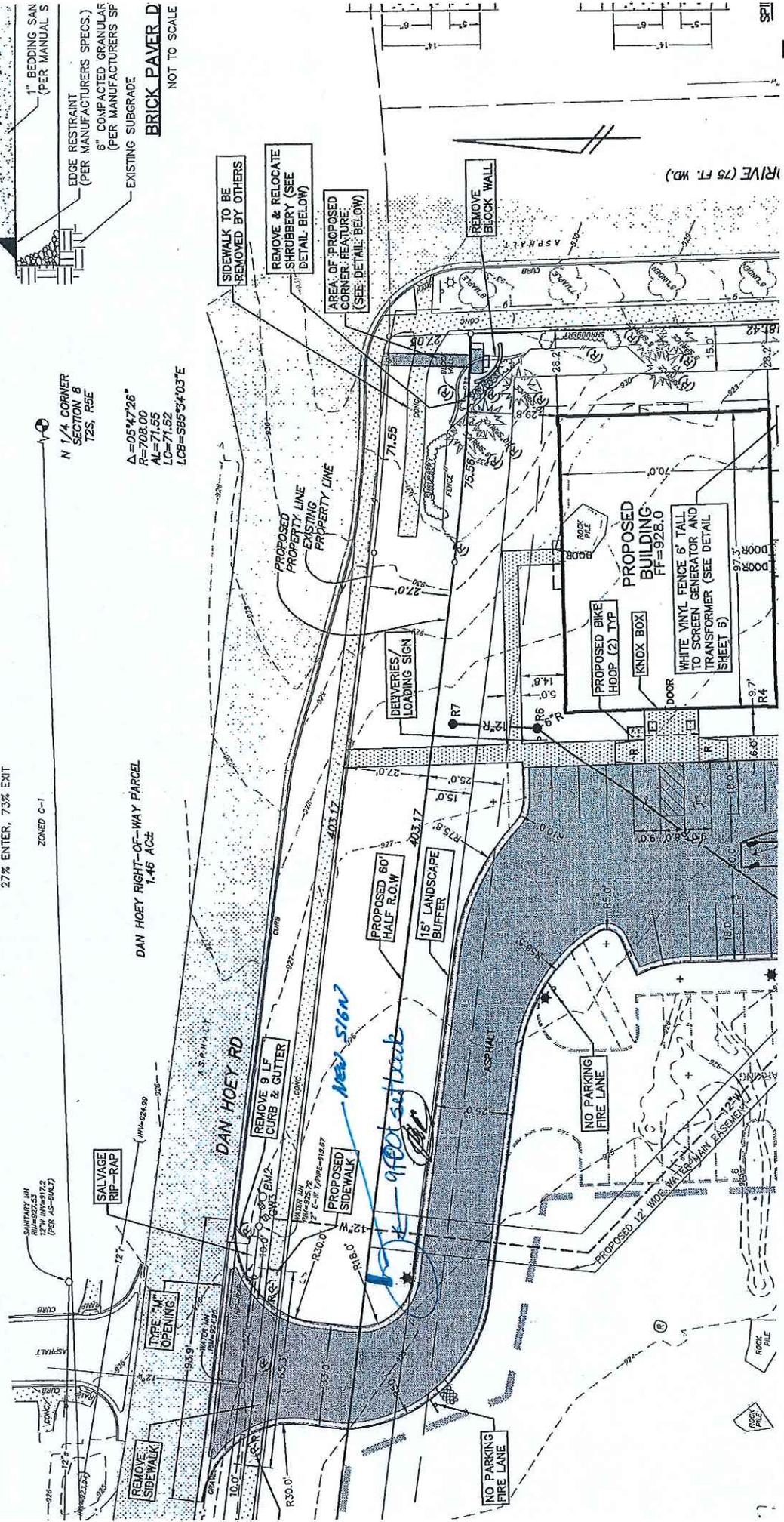


BRICK PAVER D
 NOT TO SCALE

N 1/4 CORNER SECTION 8 T2S, R5E
 A=054726°
 R=708.00
 AI=71.55
 LC=71.52
 LCB=5853403'E

ZONED C-1

DAN HOEY RIGHT-OF-WAY PARCEL 1.46 AC±



2

Diverse International Management & Professionals
 CONSULTING SERVICES
STELLA
Healthwork
JET'S PIZZA in MINNAPOLIS
 ORDER: 612-338-1111

Academy of Dance & Music
 TROTT & ZONE
 ATT
REAR BLOCK Edward Jones

241





P22



5.6"



CHEVROLET

LAFONTAINE



