

**CITY of DEXTER  
ZONING BOARD OF APPEALS  
April 18, 2016**

The meeting was called to order at 7:02 PM by Chairperson Mekas at the Dexter Senior Citizen Center, 7720 Ann Arbor Street.

Present: Mekas, Hansen, Rush, Schmid, Michels,  
Absent: None

Staff present: Michelle Aniol, Community Development Manager

**Approval of Minutes**

-Moved Rush, support Hansen to approve the April 18, 2016 Regular Meeting Minutes, as amended.

Voice Vote: Unanimous                      Motion Carried

**Approval of the Agenda**

-Moved Rush, support Michels to approve the agenda as presented.

Voice Vote: Unanimous                      Motion Carried

**Staff Report-** Staff provided the following information:

- The packet was larger than usual because the Planning Commission is in the process of updating the zoning ordinance and the packet contains copies of sections the Commission has reviewed.
- The building on Main St where Absolute Computer was located has been rented. The new business will be a comic book store.

Chairperson Mekas asked for clean copies of the draft ordinance amendments in the future.

**Site Inspections** – members conduct on their own

**Public Hearing:**

**1. Variance Request-ZBA Case #2016-01; 7225 Dan Hoey; Applicant: Dr. Brent Kolb**

Chairman Mekas introduced the case as public hearing to consider a revised request for a variance from Section 7.03 (1) F regarding the required setback from the road right-of-way and property line for ground signs, due to practical difficulties. The applicant is requesting the following variances for the property at 7225 Dan Hoey Rd, 08-08-08-200-024:

1. 2-foot variance from the required 10-foot setback from the Dan Hoey Road right-of-way;
2. 7-foot variance from the 15-foot required setback from the property line, along Dan Hoey Road; and
3. 13-foot variance from the required 15-foot required setback the primary entranceway drive.

Chairperson Mekas opened the hearing at 7:10 pm

Community Development Manager Michelle Aniol summarized the applicants request and presented her review. She stated the applicant has cited practical difficulties. ZBA postponed this case at its last meeting to give the applicant time to revise the request so that sign was closer to internal driveway and farther away from road right-of-way. The property is zoned PUD with an underlying zoning of PB Professional Business. Site Plan for this site was approved in 2015. Ms. Aniol reviewed the criteria for considering a variance request and stated the requested setbacks make the sign clearly visible from both directions on Dan Hoey. She

reviewed her findings, which included 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 in the future, 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; and the proposed location of the ground sign is not consistent with the location of ground signs on adjacent properties, with the exception of the DAPCO sign.

Mr. Rush asked if the road is expanded after the sign is up would the sign prevent expansion. Staff answered no.

Chairperson Mekas asked if there is a plan to expand the road in the immediate future. Staff and Mr. Michels stated there is a plan for future expansion, but engineering has not been done.

Steve Brouwer addressed the Board on behalf of the applicant. He stated that this case was similar to the situation he experience with the Dexter Towne Center development. He stated an expansion of Baker Road is more likely to occur than Dan Hoey Road; the Dexter Wellness Center sign received a variance to allow it to be closer to the road right-of-way.

Ms. Hansen inquired about the width of Dan Hoey Road if it was expanded. Mr. Brouwer stated it would probably be 3 lanes at first, at 36-38 feet, then 5 lanes at about 62 feet. The Dan Hoey Road ROW is 120 feet wide, which provides plenty of room and this sign wouldn't obstruct anyone's visibility.

Mark Chalou addressed the Board on behalf of Dr. Kolb. He thanked staff for her assistance and stated he believed the proposed location was best for drivers, and the described the sign.

Ms. Schmid thanked the applicant for revising his variance request.

There were no comments from the public and Chairperson Mekas closed the hearing at 7:29 pm.

Moved by Schmid, second by Hansen, based on the information provided for ZBA #2016-01, at the April 18, 2016 Zoning Board of Appeals meeting, the Board determines that the request for a 2-foot variance from the required 10-foot setback from the road right-of-way, a 7-foot variance from the required 15-foot setback from the property line along Dan Hoey Road, and a 13-foot variance from the required 15-foot setback from the primary entranceway drive in Section 7.03(1), Ground Sign General Requirements be **GRANTED**.

The application, submitted by Dr. Brent Kolb, for property at 7225 Dan Hoey (08-08-08-200-024) **MEETS** the conditions required for the granting of a variance. Therefore, an 8-foot setback from the Dan Hoey Road right-of-way, an 8-foot setback from the property line along Dan Hoey Road, and a 2-foot setback from north of the primary entranceway drive is **PERMITTED** to allow the erection of the requested ground sign.

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

1. Practical difficulty
2. Public safety welfare, and
3. No hazard or public nuisance

The Board placed the following conditions on the variance:

1. Sign background shall be darker color than the lettering;
2. Size of text shall not be smaller than that presented at the meeting; and
3. Sign shall be located east of the utility easement, as shown on the plan.

AYES: Rush, Hansen, Schmid, and Mekas

NAYES: Michels

**2. VARIANCE REQUEST – ZBA CARE #2016-02; 2319 Bishop Circle East (08-08-07-125-025): Applicant: Northern United Holdings, LLC.**

Chairperson Mekas introduced the case as public hearing to consider a variance request from the required front yard setback in Section 20.01, Schedule of Regulations in the RD, Research and Development District, due to practical difficulties. The applicant is requesting a 35-foot variance from the required 50-foot front yard setback in Section 20.01, Schedule of Regulations in the RD, Research and Development District, for property located at 2319 Bishop Circle East (08-08-07-125-025), to permit the installation of a waste water pre-treatment system and fenced enclosure. The variance if granted, would allow a 15-foot front yard setback.

Chairperson Mekas opened the public hearing at 7:40 PM.

Community Development Manager Aniol summarized the applicants request and presented her review. She stated the following:

- Purpose of the requested variance was to facilitate the installation of a wastewater pretreatment system;
- The property is unique. It has 3 road frontages.
- The proposed pre-treatment system could be moved to the west, but that would be overly burdensome because it would require the relocation of underground utilities and could prevent future building expansion.
- In regards to substantial justice, there would permit additional pretreatment ability, which without it the company cannot meet discharge permit limits.
- In regards to public safety and welfare, the applicant is proposing landscape plantings as screening. Additional evergreens could be installed to screen Bishop Cr E.
- Neither trees nor the pretreatment containment system can be in the road right-of-way. There many need to be a retaining wall to ensure adjacent drainage swale functions properly.
- In regards to extraordinary circumstances, nowhere else in the industrial park is there a site with 3 road frontages.
- In regards to safety and nuisances, the proposed gas burner would be within the fenced area. City operates a gas burner at the wastewater treatment plant. Fire Department's main concern was public calls for service from folks seeing the flame. The flare would be shielded.
- In regards to relationship to adjacent uses, the proposed pretreatment system is consistent with the RD district in which the property is located.

James Toner spoke on behalf of the applicant. Thanked staff and asked if the Board had any questions.

Mr. Rush asked if more than one pretreatment system would be needed. Applicant said yes. Mr. Rush stated he didn't find the proposal offensive.

Mr. Michels asked the applicant about the cost to install the pretreatment system. Applicant stated approximately \$250,000 per unit and another \$50,000 - \$100,000 to install.

Mr. Michels asked if parking lot was in the front yard setback. Ms. Aniol stated that the Planning Commission allowed the parking in the front yard at time of site plan approval. Mr. Michels expressed concerns regarding encroachment in the drainage swale. Mr. Rush and Mr. Mekas expressed concerns regarding the flare. Applicant explained that burner would be concealed within a metal cylinder.

Mr. Mekas and Ms. Hansen expressed concerns regarding landscaping. Ms. Aniol stated that any encroachment of the system and/or landscaping into the drainage swale would be handled administratively and in coordination with the City's engineering consultant.

There was no public comment, so Chairperson Mekas closed the hearing at 8:09 pm.

Moved by Hansen, second by Rush based on the information provided for ZBA #2016-02, at the April 18, 2016 Zoning Board of Appeals meeting, the Board determines that the request for a 35-foot variance from the required 50-foot front yard setback in Section 20.01, Schedule of Regulations for Principal Buildings in the RD Research and Development District be **GRANTED**.

The application, submitted by Northern United Holdings, LLC, for the property located at 2319 Bishop Circle East (08-08-07-125-025) **MEETS** the conditions required for the granting of a variance. Therefore, a 15-foot front yard setback along Mill Creek Drive is **PERMITTED**, to allow the construction of a wastewater pre-treatment system and fenced enclosure.

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

1. Practical difficulties
2. Substantial justice
3. Relationship to adjacent land uses.

The Board placed the following conditions on the variance:

1. Additional tree plantings shall be placed to buffer views from Bishop Circle East;
2. A retaining wall shall be constructed on the north side of the swale, if needed, as determined by the City Engineer.

AYES: Rush, Hansen, Schmid, and Mekas

NAYES: Michels

**Adjournment**

-Move Michels, support Rush to adjourned at 8:29 pm

Respectfully submitted,

Michelle Aniol  
Community Development Manager

Filing Approved \_\_\_\_\_



## 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:** August 15, 2016  
**RE:** **ZBA #2016-03, 7200 Dan Hoey Sign Setback Variance Request**

The Zoning Board of Appeals is scheduled to conduct a public hearing on August 15, 2016. The purpose of the hearing is to consider a variance request, submitted by Dexter Commerce Center Association, on behalf of the owners of property at 7200 Dan Hoey Road (parcel ID numbers: 08-08-05-380-000, 08-08-05-380-001, 08-08-05-380-002, 08-08-05-380-503, 08-08-05-380-513, 08-08-05-380-004, 08-08-05-380-005, and 08-08-05-380-006). Dexter Commerce Center Association has requested the following variances from Section 7.03(1) to allow the erection of a ground sign:

1. 10-foot variance from the required 10-foot setback from the Dan Hoey Road right-of-way;
2. 15-foot variance from the 15-foot required setback from the property line, along Dan Hoey Road, to allow an 0-foot setback from the property line; and
3. 8-foot variance from the required 15-foot setback from the property line, along Lexington Road, to allow a 7-foot setback from the property line along Lexington Road.

The applicant cites practical difficulties associated with the property.

If the request is granted, a 0-foot setback from the Dan Hoey Road right-of-way/property line and a 7-foot setback from the Lexington Road property line would be allowed.

#### ZONING

The applicant seeks to erect a 58 sq. ft., double-sided ground mounted sign at 7200 Dan Hoey. The property is located at the northwest corner of the intersection of Dan Hoey Road and Lexington Drive. The subject site is a retail condominium with seven units. The proposed sign panel would measure 7.25 ft. x 8-foot wide. The height of the proposed sign would measure 9.75 ft. 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.

The subject site is zoned Dexter Commerce Center PUD, with C-1 General Business District as the underlying zoning district. The C-1 Zoning District is intended for planned and integrated groupings of retail, service, and administrative establishments, which will:

- offer convenience and comparison goods;
- provide personal and professional services for the entire City and tributary areas; and
- accommodate commercial establishments, which cannot be practically provided in the city commercial area, but can be integrated into the city at a scale and intensity consistent with the small Midwest town character.

#### 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 stormwater basin encompasses nearly all of the undeveloped area of the site, from the parking lot to the property/ROW line, and from the east property line (along Lexington Drive) to the entrance drive on the west side of the site. Strict application of the Section 7.03(1) would cause the sign to be located in the stormwater basin. Permanent improvements, including signs are not permitted within stormwater basins.

The stormwater basin presents a practical difficulty that is not of the applicant's creation.

- 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.*

As stated above, compliance with the required setbacks would not be possible due to the existing stormwater basin. Furthermore, due to the slope of the basin, a lesser variance would not provide any relief. The requested variance is the appropriate alternative.

- 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 motor vehicle and 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 location and configuration of the stormwater basin is unique to this site, and not conditions experienced by other properties in the zoning district. As such, conditions at the subject site are exceptional and do not apply to other properties of similar uses, in the same zoning district.

- 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 Commerce Center PUD with an underlying zoning of C-1, General Commercial District. A variety of retail, business, professional and/or medical office uses currently occupy the site. Zoning and use of adjacent properties is provided in the following table:

Property Location	Zoning	Use
North	R-3, Multiple-Family Residential & C-1 General Business	Single family residential, Gas station
East	C-1 General Business	Bank

South	Dexter Crossing PUD with an underlying zoning of PB, Professional Business	Medical office (under construction)
West	R-3, Multiple-Family Residential	Single family residential

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, west of the subject site. However, adjacent properties are not constrained by a stormwater basin, in the same manner as the subject site.

**CONCLUSION/FINDINGS**

- The stormwater basin is a practical difficulty, not of the applicant’s creation.
- A lesser variance would not provide substantial justice.
- Risk to public safety and welfare would not be compromised, provided Dan Hoey Road is not expanded.
- The stormwater basin presents an extraordinary circumstance unique to the subject site.
- 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.
- The proposed location of the ground site is not consistent with the location of ground signs on adjacent properties, but adjacent properties do not experience the same physical constraints, as the subject site.

**SUGGESTED MOTIONS**

Based on the information provided by the applicant and staff at the August 15, 2016 Zoning Board of Appeals meeting, the Board determines the application, ZBA #2016-03, submitted by Dexter Commerce Center Association, on behalf of the owners of property at 7200 Dan Hoey Road (parcel ID numbers: 08-08-05-380-000, 08-08-05-380-001, 08-08-05-380-002, 08-08-05-380-503, 08-08-05-380-513, 08-08-05-380-004, 08-08-05-380-005, and 08-08-05-380-006), **(MEETS/FAILS TO MEET)** the criteria required for the considering a variance request, pursuant to Section 24.05, sub-section A.

Therefore let it be resolved, the Zoning Board of Appeals **(GRANTS/DOES NOT GRANT)** the following variances from Section 7.03(1):

1. 10-foot variance from the required 10-foot setback from the Dan Hoey Road right-of-way;
2. 15-foot variance from the 15-foot required setback from the property line, along Dan Hoey Road; and
3. 8-foot variance from the required 15-foot setback from the property line, along Lexington Road.

Let it further be resolved, the applicant is **(PERMITTED / NOT PERMITTED)** to install a ground sign with a 0-foot setback from the Dan Hoey Road right-of-way/property line, and a 7-foot setback from the Lexington Road property line.

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

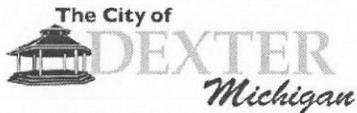
1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**OR**

The Board moves to **postpone** ZBA #2016-03 until **(\_\_\_\_(date)\_\_\_\_\_)** to allow the applicant time to address the following items: **(list items)**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

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



**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: 7200 Dan Hoey Road Tax ID Number: 08-08-05-380-004

Proposed Use: Retail/Office Center Sign

Applicant Name: Dexter Commerce Center Association Phone: 734-426-9980

Applicant Address: 7444 Dexter Ann Arbor Road Suite F, Dexter, MI 48130

Email Address: allisonbishop@arbrouwer.com Mobile Phone: 734-260-3275

Property Owner Name: Dexter Commerce Center Association Phone: 734-426-9980

Property Owner Address: 7444 Dexter Ann Arbor Suite F, Dexter, MI 48130

Email Address: allisonbishop@arbrouwer.com Mobile Phone: 734-260-3275

Type of Improvement Proposed: Installation of a Business Center monument sign

Reason Waiver is Requested (explain practical difficulty or hardship): ROW width and site topography

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

Yes	No	
X		A complete, signed application form, with application fee.
X		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).
X		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.
X		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).

*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.

		<u>6/22/16</u>				<u>6/22/16</u>
Owner's Signature		Date		Applicant's Signature		Date

<b>Staff Review:</b>	Fee:	Residential \$250	Non-Residential \$350
	Date Received:	_____	Receipt # _____

Regulations (Ordinance Sections) to be waived: \_\_\_\_\_

Code Requirement: \_\_\_\_\_

Proposal: \_\_\_\_\_

Zoning Board of Appeals Action:                      Approved                      Denied                      Date: \_\_\_\_\_

APPROVAL STAMP:

# DEXTER COMMERCE CENTER CONDOMINIUM ASSOCIATION

June 20, 2016

City of Dexter  
Zoning Board of Appeals  
8140 Main Street  
Dexter, MI 48130

Dear Zoning Board of Appeals,

The Dexter Commerce Center was constructed in 2008 at 7200 Dan Hoey Road. The Center is currently owned by five condominium association owners that wish to install a monument sign to identify the Dexter Commerce Center.

The proposed sign will meet all the dimensional requirements per the City of Dexter's Sign Ordinance, however a variance is being requested for the front yard setback requirements due to the following:

1. Location of existing public road right of way.

Over 20 years ago the physical location of Dan Hoey Road was relocated to the south of its current location. The road was realigned to improve the intersection at Dan Hoey Road and Dexter Ann Arbor Road. As a result there was a sliver of land that remained a parcel island. This island parcel was subject to a Supreme Court case for the following 15+ years and was recently purchased by the City. This parcel is approximately 54 feet from the inside edge of the sidewalk to the property line. We are proposing a 0 foot setback from the property line and an approximately 54 foot setback from the sidewalk.

The variance is being requested due to the City owned parcel that lies between the right of way and the Dexter Commerce Center.

2. Existing topography.

The Dexter Commerce Center is part of a 3 building development including the Mobil Gas Station and the Chelsea State Bank. The Dexter Commerce Center provides detention to all 3 buildings. The topography of the detention basin results in a depression in the open space where a sign would logically be placed. Placement of the sign at a 15 foot setback as required would result the sign not being visible or providing identification to the center.

Based on the island parcel and the topography of the site the Dexter Commerce Center respectfully requests a variance from the front yard setback 15' along Dan Hoey Road and 7' along Lexington Drive.

Based on the standards of Article 24, Zoning Board of Appeals we respectfully request that the Zoning Board of Appeals grant the requested variance due to the following:

1. Practical Difficulties – Requiring the sign to meet the front yard setback requirements would place the sign in a detention basin unreasonably preventing the usefulness of a sign as permitted in Article 7, Signs.

## DEXTER COMMERCE CENTER CONDOMINIUM ASSOCIATION

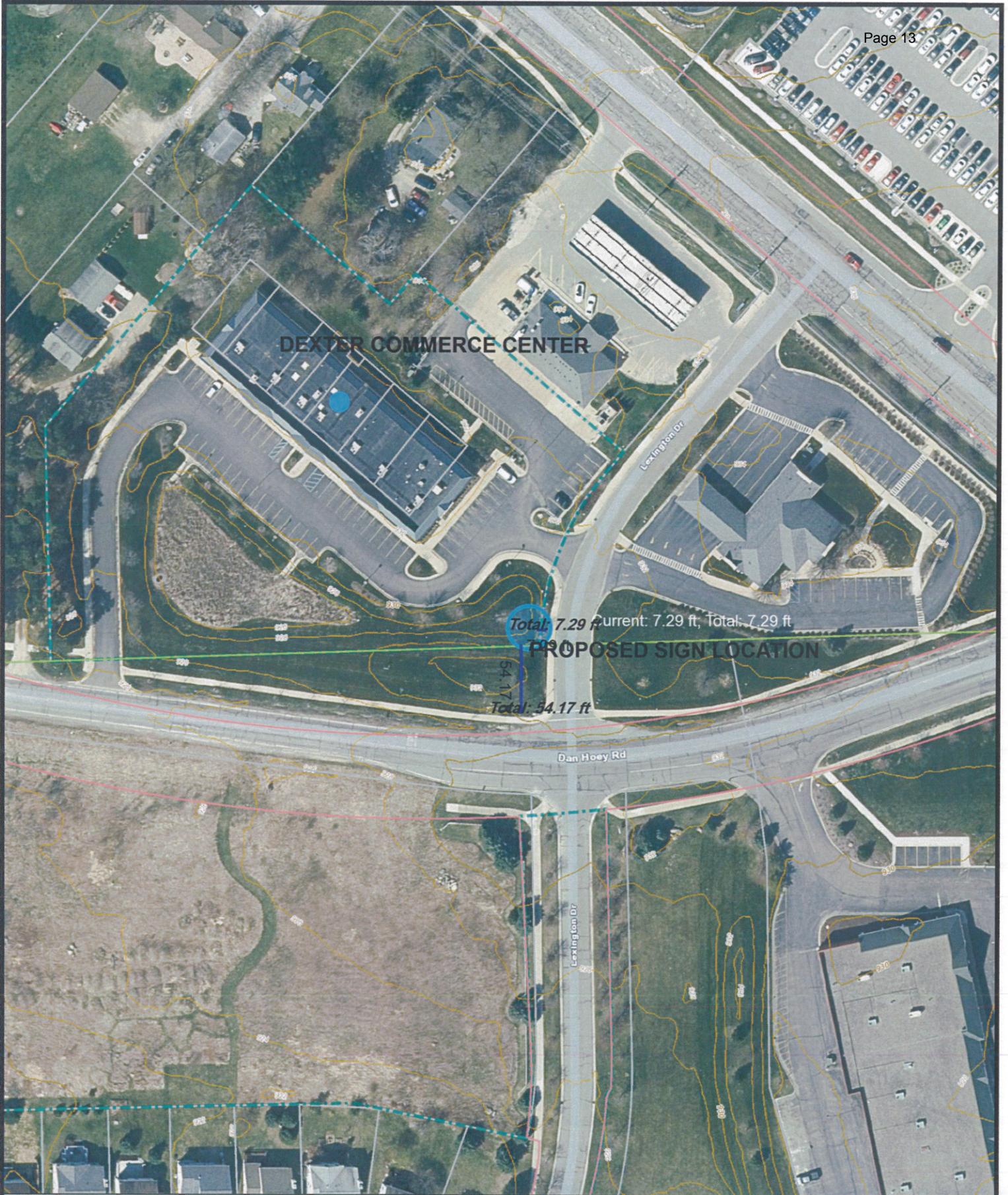
2. Substantial Justice – Granting the variance will permit the business owners to identify their business and the business center.
3. Public Safety and Welfare – The public's safety and welfare will not be impacted. The proposed sign location is over 54' from the back of the sidewalk and over 40 feet from the closest center entrance located off of Lexington Drive.
4. No Safety Hazard or Nuisance – There is no safety hazard of public nuisance created through the placement of a sign on the property.
5. Relationship to adjacent land uses – Variances have been granted to numerous property owners in the area due to the future roadway widths of the roads in the vicinity. Most recently a sign setback variance has been granted across the street. The circumstances of this case are unique in that the City owns a parcel between the subject property and the road right of way.

Please feel free to contact the Dexter Commerce Center if you have any questions, concerns or if additional information would be helpful.

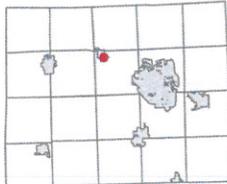
Thank you for your consideration.



Steve Brouwer, Property Manager  
Dexter Commerce Center



### 7200 Dan Hoey Road -



1: 1,199

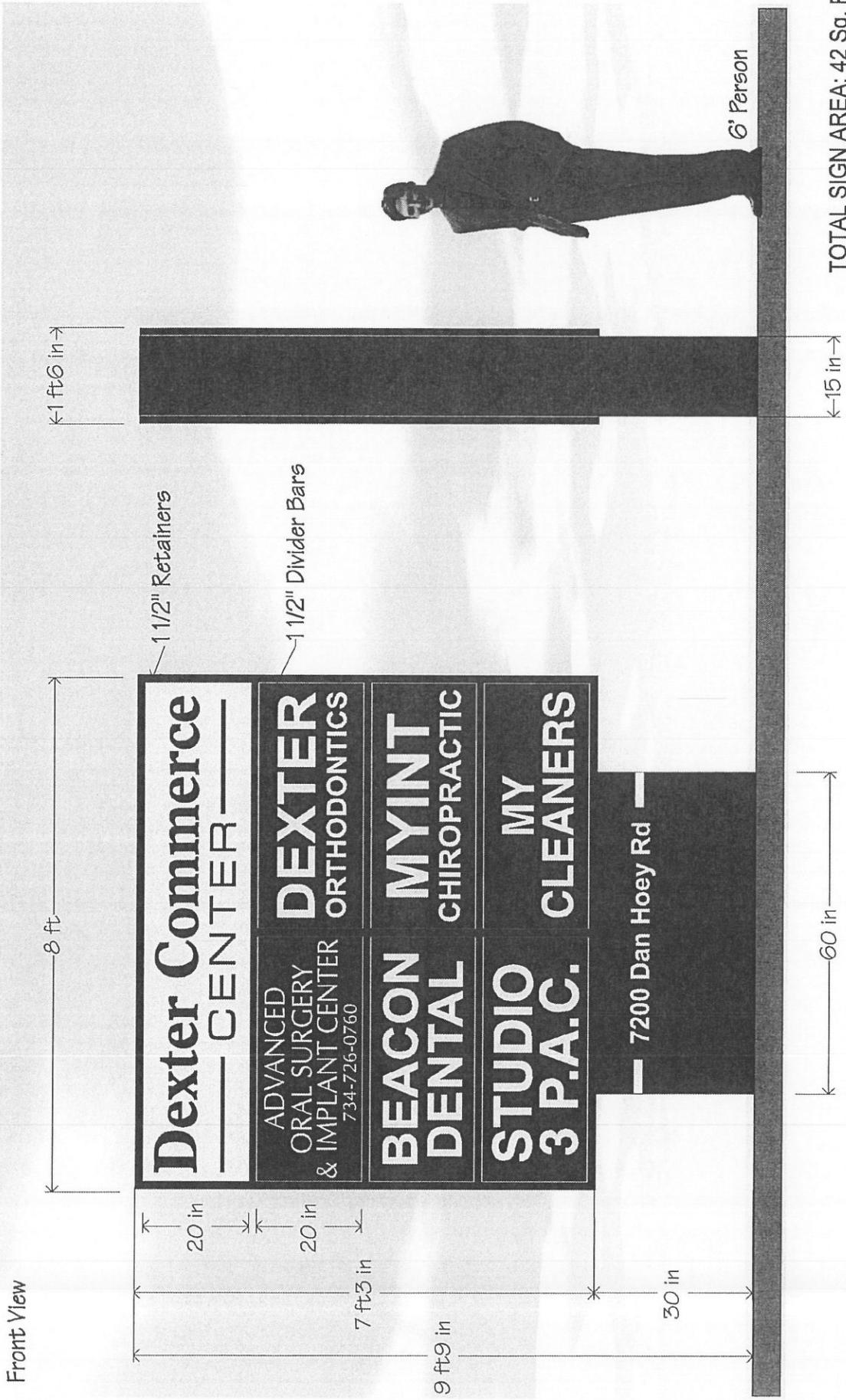
6/21/2016



**NOTE: Parcels may not be to scale.**

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

Item #2: Monument Sign - Double Sided



TOTAL SIGN AREA: 42 Sq. Ft.

Date: \_\_\_\_\_ Ph: 586.468.7110 Fx: 586.468.7449

Client Approval: \_\_\_\_\_

**Phillips SIGN & LIGHTING inc.**  
 40920 Executive Drive  
 Harrison Twp., MI  
 48045-1363

JOB NO: \_\_\_\_\_

*Designs, details and plans represented herein are the sole property of Phillips Sign & Lighting, Inc. All or any part of these designs (except registered trademarks) are protected. Attempts to duplicate designs without written consent may result in Legal Repercussions.*

PROJECT: Advanced Oral Surgery & Implant Ctr/Dexter  
 FILE: Advanced Oral Surgery & Implant Ctr/Dexter  
 SITE ADDRESS: 7200 Dan Hoey Rd, Dexter, MI. 48130  
 ARTIST: CG DATE: 3-30-16 REV: CG 6-13-16

**PS&L**  
 www.phillipsign.com

