



**AGENDA
CITY OF LAPEER
ZONING BOARD OF APPEALS
Monday, July 22, 2024
6:30 p.m.**

6:30 P.M. CALL TO ORDER

A. ROLL CALL

B. MINUTES

1. Regular meeting held on February 26, 2024

C. PUBLIC COMMENTS

D. PUBLIC HEARING SCHEDULED

1. Request from Aver Sign Company on behalf of Jymar Enterprises, LLC for variances to Section 7-17 Signs Table 7-17.3 for canopy sign logo and lettering height at the Marathon Gas Station located at 373 Lake Nepessing Road.

E. OTHER BUSINESS

F. CORRESPONDENCE

G. TRAINING REPORT

H. ADJOURNMENT

**** PLEASE NOTE:** *To assure a quorum, please contact the Planning Dept. Office at 664-4553 as soon as possible if you are unable to attend this meeting.*

**CITY OF LAPEER
MINUTES OF A REGULAR
ZONING BOARD OF APPEALS MEETING
FEBRUARY 26, 2024**

A regular meeting of the City of Lapeer Zoning Board of Appeals was held at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Monday, February 26, 2024 at 6:30 p.m.

Members Present: Chair Jeff Hogan, Lynne McCarthy, Paul Parsch, Dwyane Burda, Melissa Petrie and Alternate Ken Parker.

Members Absent: Vice Chair Catherine Bostick-Tullius.

Also Present: Alex Hritcu and Ben Keller Rowe Professional Services Company Planning Consultants and Recording Secretary Kimberly Hodge.

Chairman Hogan called the meeting to order at 6:30 p.m.

MINUTES

073 2024 2-26 MINUTES

Moved by Parsch. Seconded by Burda.

To approve the minutes of the regular ZBA meeting held on November 27, 2023 as presented.

Yeas: Hogan, McCarthy, Parsch, Burda, Petrie and Parker.

Nays: None.

Absent: Bostick-Tullius.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments at this time.

PUBLIC HEARING SCHEDULED

DTE Apollo Substation – 3135 John Conley Dr. South – Gravel Drive & Vehicle Access Area

Consultant Hritcu reviewed the request from Terry Spryszak of DTE Energy for a variance to Section 7-16.04.B(1) in order to permit a gravel parking and vehicle maneuvering area on the proposed DTE Apollo Substation to be constructed at 3135 John Conley Drive South in the Lapeer Industrial and Research Park. Hritcu reviewed aerial and street level photos of the site and surrounding area and uses, the site plan for the project, the concrete drive approach and the proposed gravel areas within the site. Hritcu reviewed the Standards for Approval of the request and staff findings for each standard. Hritcu also summarized the applicant's comments regarding the request due to gravel being a high resistivity material reducing step and touch voltages and reducing the risk of shock to operators on the site.

Hogan opened the public hearing at 6:39 p.m.

Terry Spryszak of DTE reviewed the need for the variance which is a safety issue for the substation and the people visiting the site stating that crushed stone has a higher resistivity, helps with site drainage and that 12 inches of gravel will be placed in the vehicle maneuvering areas.

Neal Sklarczyk, of DTE, stated the equipment enclosure to house electrical equipment will be 15 ft. by 50 ft., has no restroom and will be used by employees 1 to 2 times per month. Sklarczyk stated the site includes significant landscape screening and summarized the grading & drainage plan for the project.

There being no further comments, the public hearing was closed at 6:46 p.m.

Discussion was held on the photo distributed of similar type equipment enclosure structures and the 12 inches of gravel to be placed in the vehicle maneuvering areas.

**074 2024 2-26 DTE Apollo Substation – 3135 John Conley Dr. S. –
Gravel Drive & Vehicle Maneuvering Areas**

Moved by Parsch. Seconded by McCarthy.

To approve the variance requested by DTE from Section 7-16.04B(1) for relief of required hard-surfaced parking and maneuvering areas and to permit a gravel surface for the parking and maneuvering area for the DTE Apollo Substation to be constructed as 3135 John Conley Drive South because it meets all standards in Section 7-22.04.E.

ON A ROLL CALL VOTE:

Yeas: Parsch, McCarthy, Hogan, Parker, Petrie and Burda.

Nays: None.

Absent: Bostick-Tullius.

MOTION CARRIED.

ADJOURNMENT

There being no further business, it was the moved by Hogan to adjourn the meeting at 6:50 p.m.

MEETING ADJOURNED.

Dwayne Burda, Secretary

Kimberly Hodge, Recording Secretary



PLANNING DEPARTMENT
576 Liberty Park, Lapeer, MI 48446
(810) 664-4553
ZONING BOARD OF APPEALS
VARIANCE APPLICATION

Fees: Varies See Below

All requests for a zoning variance are subject to a public hearing. *Regular meetings of the Zoning Board of Appeals are held on the fourth (4th) Monday of each month at 6:30 p.m. at Lapeer City Hall.* Upon receipt of your application and payment of the fee, this office will prepare all legal notifications required to hold a public hearing. In addition, the Planning Department shall publish notice of the public hearing in a newspaper of general circulation in the local unit of government, as well as provide notice of the public hearing to all property owners within a 300 foot radius of the subject property and utility companies, not less than fifteen (15) days before the date the application will be considered for approval.

A non-refundable filing fee made payable to the City of Lapeer must accompany your application. A variance application and associated fee should be filed for each variance request regarding a different section of the Zoning Ordinance.

Single Family Residential Zoning Districts: \$250.00

All Other Zoning Districts: \$450.00

\$450.00 Pcl 6/24/14

Applicant Information

Name: Chris Corradi on behalf of Aver Sign Co.

Address: 1285 Wordsworth St, Ferndale MI, 48220

Phone Number: 248 542 0678 Email Address: averpermit@aversign.com

Property Owner Name and Address (if different than above): Jymar Enterprises LLC
P.O. BOX 730, LAPEER, MI 48446

Property Information

Property Address: 373 Lake Nepessing Rd

Parcel Number (Tax ID Number): L21-30-300-001-00 Zoning District: 1-2

Action Requested

The applicant requests the Zoning Board of Appeals to grant a variance(s) to Section(s)
7-17.05 of the City of Lapeer Zoning Ordinance.

Please state the intended action and the reason the project cannot be accomplished within the requirements of the City of Lapeer Zoning Ordinance:

We would like permission to mount the standard brand graphics and signage on the canopy at the above address. The current ordinance calls for channel letters and logos to be 15" maximum. The sides of the canopy are 42" high and the canopy is approximately 125' long. We believe the amount of signage relative to the fascia is an extremely small and unobtrusive amount of signage that won't be an eyesore or a burden on the community. In order to get graphics that would fall within the city's guidelines, the owner would need to delay the project for an undefined amount of time to order and purchase signage that would be inordinately more expensive than the standard package the brand issues to its vendors

ZONING BOARD OF APPEALS VARIANCE APPLICATION

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In consideration of all variances (*non-signage*), the ZBA shall review each case individually as to its compliance with each of the following standards and may only approve variance requests which comply with all of the following:

- (1) The standard for which the variance is being granted would unreasonably prevent the owner from using property for a permitted purpose or would render conformity unnecessarily burdensome; and
- (2) The variance would do substantial justice to the applicant as well as to other property owners in the zoning district and a lesser relaxation of the standard would not provide substantial relief and be more consistent with justice to others; and
- (3) The problem is due to circumstances unique to the property and not to general conditions in the area; and
- (4) The problem that resulted in the need for the variance was not created by the applicant or previous owners of the property; and
- (5) Issuance of the variance would still ensure that the spirit of the ordinance is observed, public safety secured and substantial justice done.

Sign variances may be granted for any one of the following conditions:

- (1) The applicant has demonstrated a variance is needed due to a practical difficulty on the site, such as varied topography, horizontal or vertical road curvature, or presence of structures or desired trees that limits visibility of a sign on the premises compared to similar sites with conforming signs in the same zoning district; or
- (2) A variance is warranted due to the relatively large size of the site, frontage or building in comparison to other establishments in the same zoning district; or
- (3) A variance would significantly improve the conformity of an existing sign; or
- (4) The variance would permit a sign with historic significance to be retained.

To grant a sign variance all of the following standards must also be met:

- (1) The inability to conform with the regulations is due to a practical difficulty or unique condition that includes more than mere inconvenience or mere inability to attain a supposed higher financial return; and
- (2) That the alleged practical difficulties or unique condition, or both, are exceptional and peculiar to the property of the person requesting the variance, and result from conditions which do not exist generally throughout the City; and
- (3) That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by the regulations, the individual practical difficulties that will be suffered by a failure to grant a variance, and the rights of others whose property would be affected by the allowance of the variance, and will not be contrary to the public purpose and general intent of these regulations; and
- (4) The variance granted is the minimum necessary to allow the applicant to enjoy the same rights as other establishments in the same zoning district, have a reasonable outlet for free speech and meet the intent of the sign regulations; and
- (5) The variance will not adversely affect the health, safety and welfare of the public.

ZONING BOARD OF APPEALS VARIANCE APPLICATION

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Plot Plan

Please provide a detailed, scaled plot plan and elevation drawings showing the nature of the variance request, including, but not limited to: property boundaries, existing and proposed buildings and structures with dimensions to property lines, the height of all proposed structures, and show and label abutting street(s). The requested variance(s) should also be noted on the plot plan.

The Zoning Board of Appeals may attach conditions to the granting of a variance.

I (we), the undersigned, acknowledge that approval of a zoning variance by the City of Lapeer constitutes an agreement with the City and, that if a variance is granted; any conditions imposed by the City of Lapeer relative to the variance will be complied with.

Applicant's Signature(s):  _____

Print Applicant Name(s): Christopher Corradi

Date: 6/13/24

Signature(s) of Property Owner(s):  _____
(If different than applicant)

Print Property Owner(s) Name: Orville Yervian

Date: 6/13/24

**CITY OF LAPEER
NOTICE OF PUBLIC HEARING
ZONING BOARD OF APPEALS**

Please take notice that a public hearing has been scheduled before the City of Lapeer Zoning Board of Appeals on Monday, July 22, 2024, at 6:30 p.m. in the Lapeer City Hall Commission Chambers, 576 Liberty Park, Lapeer, Michigan at the request of Aver Sign Company to consider variances to Section 7.17 Signs of the Zoning Ordinance to permit a 48" tall logo and 29" tall lettering on a gas station canopy. The subject property is an existing Marathon Gas Station located at 373 Lake Nepessing Road, Parcel #L21-30-300-001-00.

The subject property is zoned I-2 Planned Industrial.

- Per Table 7-17.3 Awnings and Canopies, Number Permitted/Other Provisions. – "Individual letters (or logos) shall not be larger than 15 inches from top to bottom."

The City of Lapeer will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials at the meeting, upon five (5) days' notice to the City of Lapeer by writing or calling the City Manager's Office, Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan, 48446, or call (810) 664-5231. Persons with limited English proficiency requiring language translation assistance under Title VI of the Civil Rights Act of 1964 will be provided, free of charge, interpreter services upon seven (7) days' notice to the City of Lapeer by writing the City Manager's Office, Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan, 48446. Las personas con conocimientos limitados del inglés traducción en el idioma que requieren asistencia en virtud del Título VI de la Ley de Derechos Civiles de 1964 será proporcionado, a título gratuito, servicios de interpretación a siete (7) días de anticipación a la Ciudad de Lapeer con la redacción de la oficina del Gerente de la ciudad, Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan, 48446.

All interested persons are encouraged to attend the public hearing. Written comments will be received until 5:00 P.M. on Monday, July 22, 2024, and should be addressed to:
Lapeer City Hall Attn: Zoning Board of Appeals 576 Liberty Park Lapeer, Michigan



OFFICIAL
NOTICE



THE CITY OF

LAPEER
MICHIGAN

**CITY OF LAPEER
NOTICE OF PUBLIC HEARING
ZONING BOARD OF APPEALS**

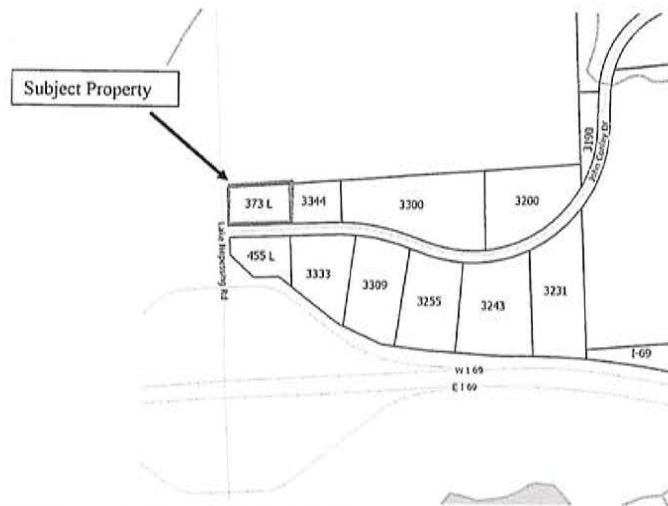
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- Per Table 7-17.3 Awnings and Canopies, Number Permitted/Other Provisions. – "Individual letters (or logos) shall not be larger than 15 inches from top to bottom."

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Lapeer City Hall Attn: Zoning Board of Appeals 576 Liberty Park Lapeer, Michigan

County
Press
7/21/24





Memorandum

To: City of Lapeer, Zoning Board of Appeals
From: Benjamin Keller, Planning Consultant
Date: July 11, 2024
RE: **Sign Variance Request** – Variance to Maximum Letter Height for Awning and Canopy signs – 373 Lake Nepessing Rd.

Aver Sign Company has requested a variance to allow for signage that is, 48" tall logos and 29" tall lettering, on two gas station canopies. The subject property, 373 Lake Nepessing Rd., is the location of an existing Marathon Gas Station.

In May of 2022, this same applicant applied for this same variance, at this same site. To allow for increased canopy sign signage at 373 Lake Nepessing Rd. The applicant asked for a variance to allow for 15" lettering. (At the time, our standard was 9" lettering, maximum size.) This variance request was denied. No sign permit was approved by the building department.

The applicant states that currently (July 2024), "The existing Fascia's on site are 42inches and the height of the wordmark on the fascia is 18inches."

Based on the information above, we consider the existing signage on site, an illegal nonconforming sign.

ACTION REQUESTED

The variance being requested is:

A variance from the requirements of Section 7-17.05, Table 7.17.3, Awnings and Canopies. Maximum size of signage, "Individual letters (and logos) shall not be larger than 15 inches from top to bottom." [Amended 12-19-2022]"

STANDARDS

To grant a variance one of the following standards must be met per Section 7.22.04(f) Variances:

- (1) The applicant has demonstrated a variance is needed due to a practical difficulty on the site, such as varied topography, horizontal or vertical street curvature, or presence of structures or desired trees that limits visibility of a sign on the premises compared to similar sites with conforming signs in the same zoning district;
- (2) A variance is warranted due to the relatively large size of the site, frontage or building in comparison to other establishments in the same zoning district;
- (3) A variance would significantly improve the conformity of an existing sign; or
- (4) The variance would permit a sign with historic significance to be retained.

To grant a sign variance for one of the conditions specified on page #1 in Subsection E, all of the following standards must also be met: (per section 7.22.04(G))

- (1) The inability to conform with the regulations is due to a practical difficulty or unique condition that includes more than mere inconvenience or mere inability to attain a supposed higher financial return.
- (2) That the alleged practical difficulties or unique condition, or both, are exceptional and peculiar to the property of the person requesting the variance, and result from conditions which do not exist generally throughout the City.
- (3) That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by the regulations, the individual practical difficulties that will be suffered by a failure to grant a variance, and the rights of others whose property would be affected by the allowance of the variance, and will not be contrary to the public purpose and general intent of these regulations.
- (4) The variance granted is the minimum necessary to allow the applicant to enjoy the same rights as other establishments in the same zoning district, have a reasonable outlet for free speech and meet the intent of the sign regulation; and
- (5) The variance will not adversely affect the health, safety and welfare of the public.

APPLICANT'S COMMENT

"We would like permission to mount the standard brand graphics and signage at 373 Lake Nepessing Rd. The current ordinance calls for channel letters and logos to be a 15" maximum. The sides of the canopy are 42" high and the canopy is approximately 125' long. We believe the amount of signage relative to the fascia is an extremely small and unobtrusive amount of signage that won't be an eyesore or burden on the community. In order to get graphics that would fall within the City's guidelines, the owner would need to delay the project for an undefined amount of time to order and purchase signage that would be inordinately more expensive than the standard package the brand issues to its vendors."

STAFF FINDINGS

Attached to this letter is a table showing the previously listed standards and findings in support and opposition, associated with each. Please note, to justify an approval of this sign variance request, one of the standards in section 7.22.04(f) must be satisfied. Additionally, all five standards in section 7.22.04(g) must be satisfied. To justify a denial, one specific standard from section 7.22.04(g) must be listed as failed to be met, with clear findings of fact to support this.

CONCLUSION

It is staff's opinion that this variance request be denied, due to lack of adequate justification for the request. The application presented fails to meet any of the standards of section 7.22.04(f) and fails to meet standards (1), (2), and (4) in section 7.22.04(g).

These are the opinions of the Staff and how they relate to the ZBA standards in the City of Lapeer Zoning Ordinance. If you have any questions or need clarification on this variance request, please contact the City of Lapeer Planning Department. Planning and Zoning Administrative services are provided by ROWE Professional Services Company. Office hours are held at the Lapeer City Hall, all day Tuesday and Thursday, from 9am-4pm. I can also be reached at our corporate office in Flint, Michigan, Monday through Thursday 8am-5pm at (810) 341-7500.



City of Lapeer
Chris Corradi (Aver Sign Co.), 373 Lake Nepessing Rd

Variance to allow for increased canopy sign size.

Proposed: 48" tall logo, and 29" tall lettering, on a canopy.

Variance From Standards		
Standard	Required	Requested Variance
Article 7-17.05, Table 7.17.3: Schedule of Sign Regulations, Awnings and Canopy Signs. Number Permitted/Other Provisions.	<i>"Individual letters (and logos) shall not be larger than 15 inches from top to bottom"</i>	Variance to allow for signage that is, 48" tall logos, and 29" tall lettering, on two gas station canopies.

Facts
<ol style="list-style-type: none">1. In May of 2022, this same applicant applied for this same variance, at this same site. To allow for increased canopy sign signage at 373 Lake Nepessing Rd. The applicant asked for a variance to allow for 15" lettering. (At the time, our standard was 9" lettering, maximum size.) This variance request was denied. No sign permit was approved by the building department.2. The applicant states that currently, "The existing Fascia's on site are 42inches and the height of the wordmark on the fascia is 18inches."3. Based on the information above, we consider the existing signage on site, an illegal nonconforming sign.4. 373 Lake Nepessing Rd is currently used as a Marathon Gas Station with a supporting convenience store.5. The subject property is zoned I-2, Planned Industrial.6. Surrounding the subject property, North: Vacant Farmland, Elba Township. East: ESE Offices, I-2 zoning. South: GreenStone Farm Credit Services, I-2 zoning. West: Kapala Heating & Air Conditionings and Lake Nepessing party store, Elba Township.7. There are two existing gas station canopies on site. One on the East end of the property that is dedicated for diesel gas vehicles and one of the West end of the property, designed for regular personal automobiles.8. For the East canopy, the applicant is proposing a new, 48" tall fascia with two, 48" tall Marathon logos. One on the NW corner of the canopy, one on the SE corner of the canopy.9. For the West canopy, the applicant is proposing a new, 48" tall fascia with two, 48" tall Marathon logos. One on the NW corner of the canopy, one on the SE corner of the canopy. In addition to these logo's, the applicant is proposing to install 29" tall "Marathon" lettering along the West fascia, South side.10. The applicant provided the following comment with their variance application:<ol style="list-style-type: none">a. "We would like permission to mount the standard brand graphics and signage at 373 Lake Nepessing Rd. The current ordinance calls for channel letters and logos to be a 15" maximum. The sides of the canopy are 42" high and the canopy is approximately 125' long. We believe the amount of signage relative to the fascia is an extremely small and unobtrusive amount of signage that won't be an eyesore or burden on the community. In order to get graphics that would fall within the City's guidelines, the owner would need to delay the project for an undefined amount of time to order and purchase signage that would be inordinately more expensive than the standard package the brand issues to its vendors."

**Standards for Approval of Sign Variances
(Article 7-22.04.(F))**

Sign variances may be granted for any one of the following conditions:

Standards		Does Site Meet Requirements?		
		Yes	No	N/A
(1) The applicant has demonstrated a variance is needed due to a practical difficulty on the site, such as varied topography, horizontal or vertical road curvature, or presence of structures or desired trees that limits visibility of a sign on the premises compared to similar sites with conforming signs in the same zoning district.				
PLANNING CONSULTANT FINDINGS IN SUPPORT: N/A	PLANNING CONSULTANT FINDINGS IN OPPOSITION: <i>The applicant did not provide any justification regarding a practical difficulty on the site, resulting in the need for this variance. The site is a standard corner lot, relatively close to the road, with very little existing landscaping that does not appear to impact canopy sign visibility.</i>			
APPLICANT'S COMMENTS:				
PUBLIC/ZBA COMMENT IN SUPPORT:	PUBLIC/ZBA COMMENT IN OPPOSITION:			

Standards		Does Site Meet Requirements?		
		Yes	No	N/A
(2) A variance is warranted due to the relatively large size of the site, frontage or building in comparison to other establishments in the same zoning district.				
PLANNING CONSULTANT FINDINGS IN SUPPORT: N/A	PLANNING CONSULTANT FINDINGS IN OPPOSITION: <i>Other nearby I-2, industrial district, parcels are the same size or larger, with similar or more amounts of road frontage. Additionally, most structures in this district are setback further from the view of the road, than the subject parcel.</i>			
APPLICANT'S COMMENTS:				
PUBLIC/ZBA COMMENT IN SUPPORT:	PUBLIC/ZBA COMMENT IN OPPOSITION:			

Standards		Does Site Meet Requirements?		
		Yes	No	N/A
(3) A variance would significantly improve the conformity of an existing sign.				
PLANNING CONSULTANT FINDINGS IN SUPPORT: N/A	PLANNING CONSULTANT FINDINGS IN OPPOSITION: <i>Currently, the applicant has illegal, non-conforming canopy signage on site. The approval of this variance would allow for this non-conformity to be increased to a higher degree of non-conformance.</i>			
APPLICANT'S COMMENTS:				
PUBLIC/ZBA COMMENT IN SUPPORT:	PUBLIC/ZBA COMMENT IN OPPOSITION:			

Standards		Does Site Meet Requirements?		
		Yes	No	N/A
(4) The variance would permit a sign with historic significance to be retained.				
PLANNING CONSULTANT FINDINGS IN SUPPORT: N/A	PLANNING CONSULTANT FINDINGS IN OPPOSITION: <i>The canopy sign in question is a standard, Marathon Gas Station Canopy signage. There does not appear to be any historical significance present.</i>			
APPLICANT'S COMMENTS:				
PUBLIC/ZBA COMMENT IN SUPPORT:	PUBLIC/ZBA COMMENT IN OPPOSITION:			

**Standards for Approval of Sign Variances
(Article 7-22.04.(G))**

To grant a sign variance for one of the conditions specified above in Subsection F, all of the following standards must also be met:

Standards		Does Site Meet Requirements?		
		Yes	No	N/A
(1) The inability to conform with the regulations is due to a practical difficulty or unique condition that includes more than mere inconvenience or mere inability to attain a supposed higher financial return;				
PLANNING CONSULTANT FINDINGS IN SUPPORT:	PLANNING CONSULTANT FINDINGS IN OPPOSITION:			
N/A	<i>The applicant has not demonstrated any practical difficulty unique to their site that prohibits conformance with the ordinance standard, of 15" canopy sign lettering.</i>			
APPLICANT'S COMMENTS:				
PUBLIC/ZBA COMMENT IN SUPPORT:		PUBLIC/ZBA COMMENT IN OPPOSITION:		

Standards		Does Site Meet Requirements?		
		Yes	No	N/A
(2) That the alleged practical difficulties or unique condition, or both, are exceptional and peculiar to the property of the person requesting the variance, and result from conditions which do not exist generally throughout the City;				
PLANNING CONSULTANT FINDINGS IN SUPPORT:	PLANNING CONSULTANT FINDINGS IN OPPOSITION:			
N/A	<i>The applicant has not demonstrated any unique condition or practical difficulty, and the site does not appear to face any challenges that require a variance from ordinance standards.</i>			
APPLICANT'S COMMENTS:				
PUBLIC/ZBA COMMENT IN SUPPORT:		PUBLIC/ZBA COMMENT IN OPPOSITION:		

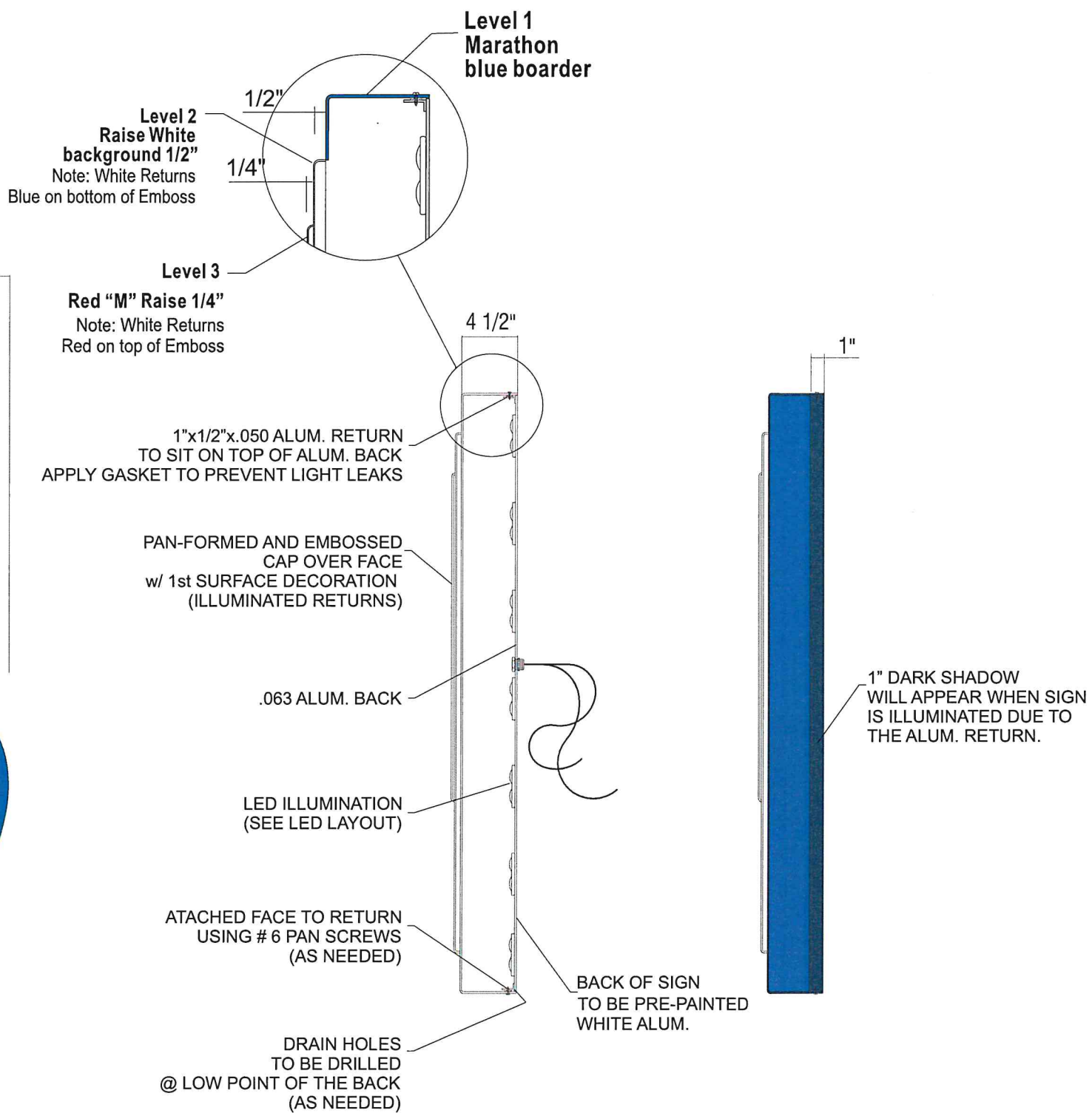
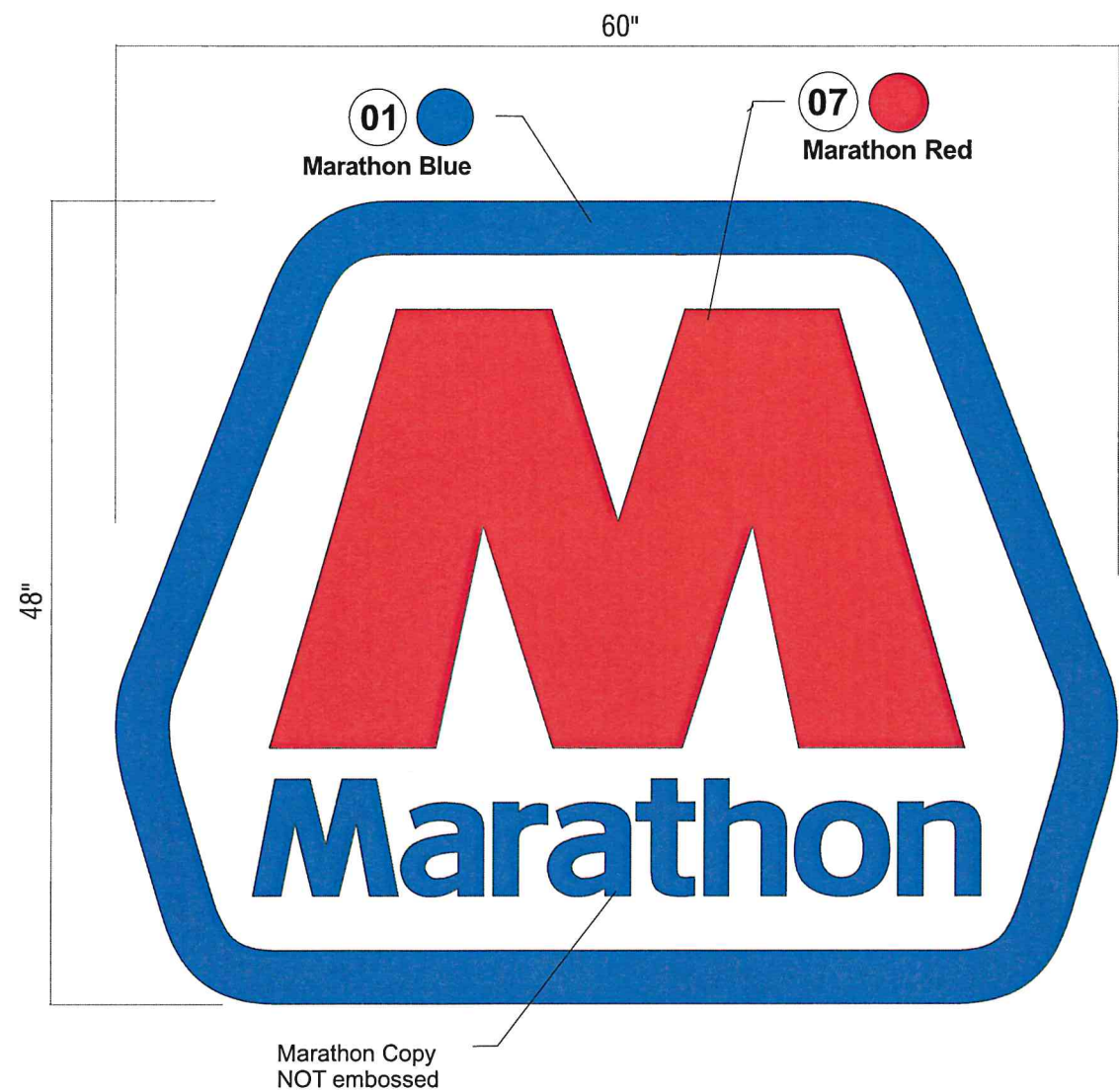
Standards		Does Site Meet Requirements?		
		Yes	No	N/A
(3) That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by the regulations, the individual practical difficulties that will be suffered by a failure to grant a variance, and the rights of others whose property would be affected by the allowance of the variance, and will not be contrary to the public purpose and general intent of these regulations;				
PLANNING CONSULTANT FINDINGS IN SUPPORT: <i>Many existing signs within the City of Lapeer do not conform to this particular ordinance standard. Additionally, other applicants have expressed financial challenges in complying with this standard.</i>	PLANNING CONSULTANT FINDINGS IN OPPOSITION: <i>The applicant has not demonstrated a practical difficulty in complying with the standard, and there is not an obvious practical difficulty in conforming to the standard based on analysis of the property's location and orientation to the right-of-way.</i>			
APPLICANT'S COMMENTS:				
PUBLIC/ZBA COMMENT IN SUPPORT:		PUBLIC/ZBA COMMENT IN OPPOSITION:		

Standards		Does Site Meet Requirements?		
		Yes	No	N/A
(4) The variance granted is the minimum necessary to allow the applicant to enjoy the same rights as other establishments in the same zoning district, have a reasonable outlet for free speech and meet the intent of the sign regulations; and				
PLANNING CONSULTANT FINDINGS IN SUPPORT: N/A	PLANNING CONSULTANT FINDINGS IN OPPOSITION: <i>The applicant has not provided any information regarding why 48" logos and 29" lettering provide greater benefit over the required 15" logos and lettering standard, other than financial gain.</i>			
APPLICANT'S COMMENTS:				
PUBLIC/ZBA COMMENT IN SUPPORT:		PUBLIC/ZBA COMMENT IN OPPOSITION:		

Standards		Does Site Meet Requirements?		
		Yes	No	N/A
(5) The variance will not adversely affect the health, safety and welfare of the public.				
PLANNING CONSULTANT FINDINGS IN SUPPORT: <i>The requested variance would replace an existing sign that does not appear to present any threat to the health, safety, and welfare of the public.</i>	PLANNING CONSULTANT FINDINGS IN OPPOSITION: <i>N/A</i>			
APPLICANT'S COMMENTS:				
PUBLIC/ZBA COMMENT IN SUPPORT:	PUBLIC/ZBA COMMENT IN OPPOSITION:			

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MARATHON 48" LOGO SIGN
Pan Formed & Embossed Illuminated Logo
Cap Over Face to extend beyond canopy fascia.
.177 White Polycarbonate w/ 1st Surface Decoration

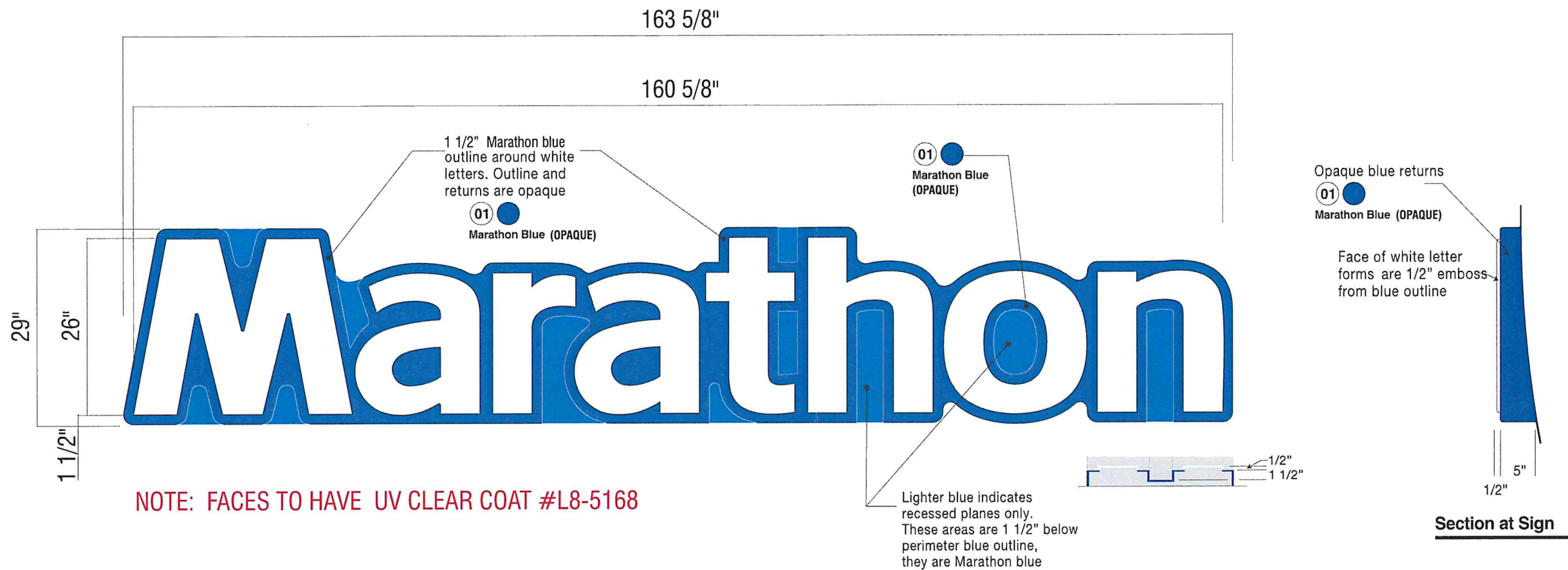


Color specifications and usage



NOTE: FACES TO HAVE CLEAR COAT #L8-5168

MARATHON 29" Cloud Word Mark Sign
PAN FORMED CAP OVER FACE w/ EMBOSSED COPY
.177 WHITE POLY w/ 1st SURF. DECORATION



Color specifications and usage

01

Marathon Blue
(OPAQUE) #1955 Hidding Gray

FEDERAL HEATH
VISUAL COMMUNICATIONS
www.FederalHeath.com
1500 North Bolton Jacksonville, Tx75766
(903) 589-2100 (800) 888-1327 Fax (903) 589-2101

THIS DRAWING IS YOUR FINAL PROOF: IT SUPERSEDES ALL VERBAL AND WRITTEN COMMUNICATION BY SIGNING BELOW YOU ARE AUTHORIZING US TO MANUFACTURE TO THE ABOVE SPECIFICATION

Client Approval/Date:

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Account Rep:
Project Manager: - A_Williams
Drawn By: Rrios
Underwriters Laboratories Inc. **UL** **ETC** ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

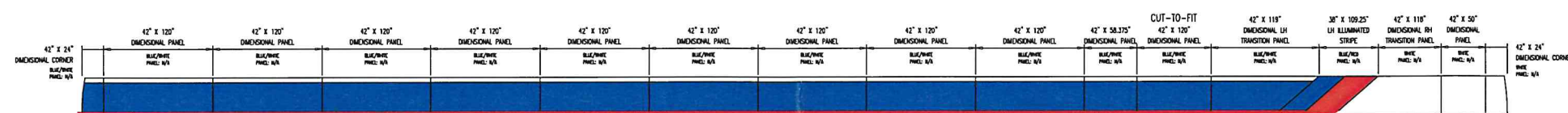
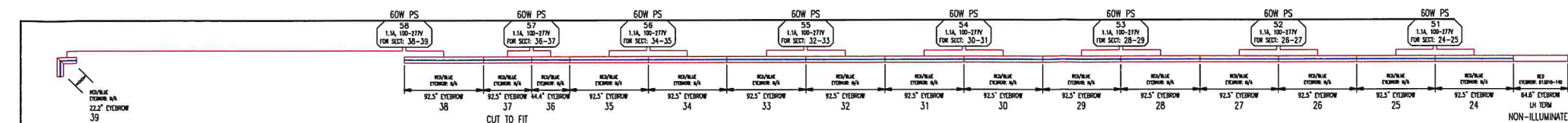
Project / Location:

Job Number: 224063
Date: 07.01.22
Sheet Number: 1 or 1
Design Number: Ma224063

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EACH CIRCUIT REQUIRES A DISCONNECT SWITCH.
SWITCHES ARE NOT PROVIDED ON POWER SUPPLY.

CIRCUIT: 2
13.9 AMPS



DIMENSIONAL
ILLUMINATED

SITE #: 96982
35-97543-00 C3
373 LAKE NEPESSING RD.
LAPEER, MI 48446

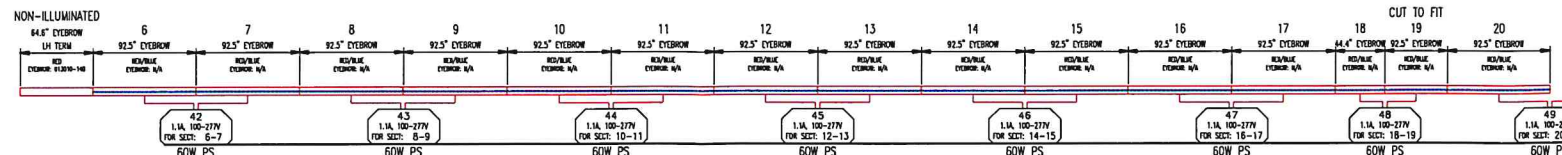
4' Minimum panel length. May require two cut-to-fit panels
next to each other on the same elevation

DIMENSIONAL
ILLUMINATED

Marathon

AMPERAGE/CIRCUIT INFORMATION			
CIRCUIT NO.	CONNECTED LOAD AMPERAGE	FOR SECTIONS	
1	15.5	6-23 + (CABINET SIGNS)	
2	13.9	24-41 + (CABINET SIGNS)	

Federal Health Sign Co. Illuminated products are designed
for 20 amp circuits with maximum 16 amp loads.



CIRCUIT: 1
15.5 AMPS

EACH CIRCUIT REQUIRES A DISCONNECT SWITCH.
SWITCHES ARE NOT PROVIDED ON POWER SUPPLY.

**FEDERAL
HEATH**

VISUAL COMMUNICATIONS
1020-A PITTSBURGH DR., DELAWARE, OH 43015
(740) 368-4120

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Laboratories Inc.

ELECTRICAL TO USE U.L. - 48
LISTED COMPONENTS AND
MEET ALL N.E.C. STANDARDS

NO.	REVISION	DATE	BY
1		XX/XX/XX	-
2		XX/XX/XX	-
3		XX/XX/XX	-
4		XX/XX/XX	-
5		XX/XX/XX	-
6		XX/XX/XX	-
7		XX/XX/XX	-

MARATHON
CANOPY SYSTEM CIRCUIT LAYOUT

42" FASCIA 5.5" STRIPE 48" ID 26" LETTER -" DIESEL

JOB NO:
35-97543-00
DRAWN BY:
JEREMY DICKASON
DATE:
05/08/2024
DRAWING NO:
35-97543-MA C3

SHEET NO:
1
OF:
1

