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**PITTSFIELD TOWNSHIP ZONING BOARD OF APPEALS AGENDA**

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**1.0 Call Meeting to Order/Determination of a Quorum****2.0 Approval of Agenda****3.0 Communications and Announcements****4.0 Items from the Floor**

If there is a member of the public that wishes to address the Zoning Board of Appeals, please step forward.

**5.0 Public Hearings****5.1 ZBA 16-04 2035 Hogback Road**

[Submitted for a variance]  
(2035 Hogback Road, Section 01)

**5.2 ZBA 16-05 3555 Cloverlawn Avenue**

[Submitted for a variance]  
(3555 Cloverlawn Avenue, Section 12)

**5.3 ZBA 16-06 501 Green Hills Drive**

[Submitted for a variance]  
(501 Green Hills Drive, Section 27)

**6.0 Old Business****7.0 New Business****7.1 ZBA 16-04 2035 Hogback Road**

[Submitted for a variance]  
(2035 Hogback Road, Section 01)

**7.2 ZBA 16-05 3555 Cloverlawn Avenue**

[Submitted for a variance]  
(3555 Cloverlawn Avenue, Section 12)

**7.3 ZBA 16-06 501 Green Hills Drive**

[Submitted for a variance]  
(501 Green Hills Drive, Section 27)

**7.4 2017 Meeting Schedule****8.0 Zoning Administrator's Report**

**9.0 Member's Report**

**10.0 Secretary's Report**

**11.0 Chairperson's Report**

**12.0 Approval of Prior Minutes**

**12.1 Minutes of July 25, 2016**

**13.0 Adjournment**

**Please Note: This meeting is being recorded**

*This notice is posted in compliance with PA 267 of 1976 (as amended) Open Meetings Act, MCL 125.3103 and 125.3502 and the Americans with Disabilities Act (ADA).*

*Individuals with disabilities requiring auxiliary aids or services should contact the Pittsfield Charter Township Clerk's Office 24 hours prior to the meeting. The Clerk's Office can be reached at 734-822-3120 or via email [clerk@pittsfield-mi.gov](mailto:clerk@pittsfield-mi.gov).*

# 2035 Hogback Road



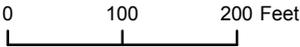
Meeting Date:  
November 28th, 2016

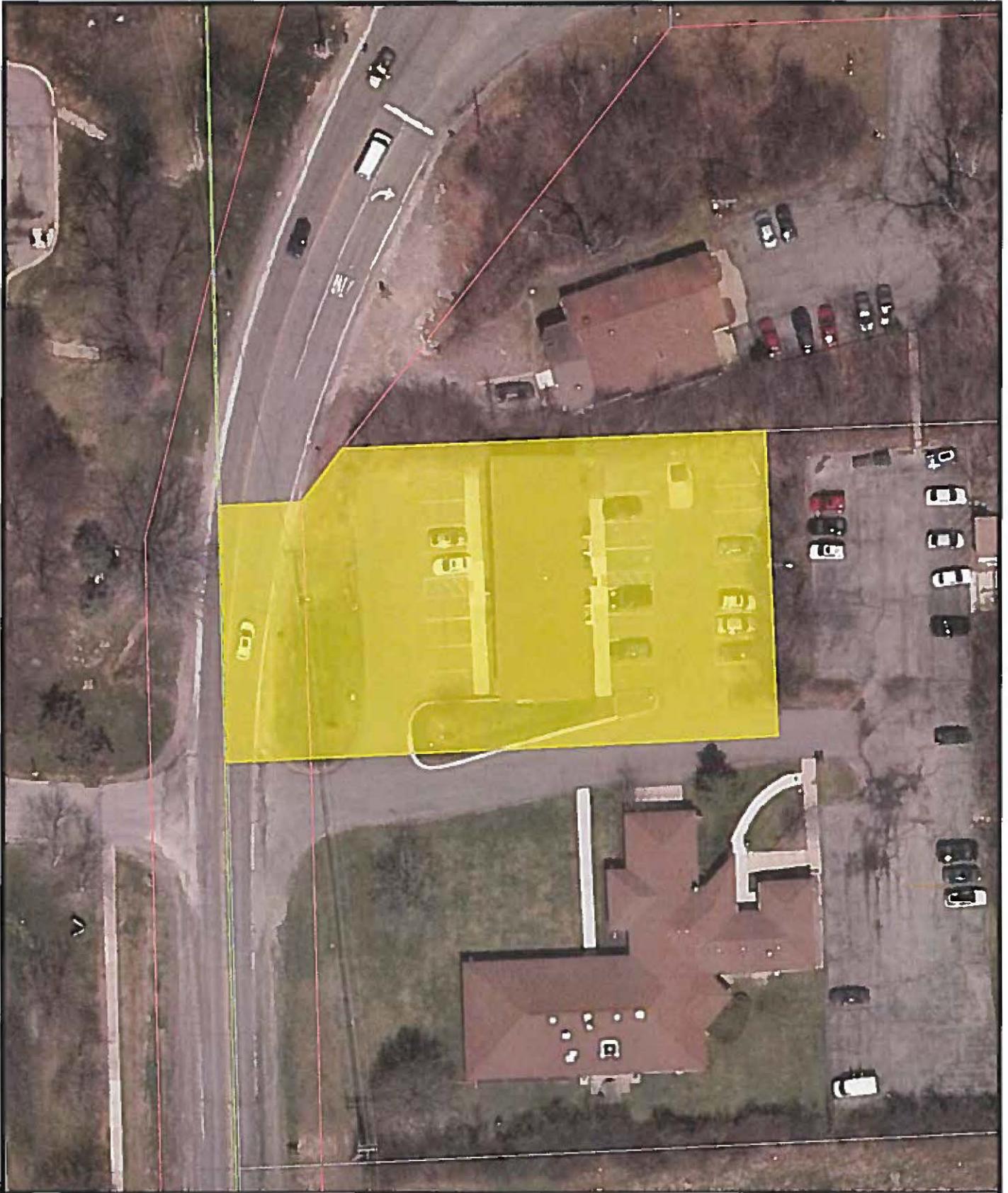
Project:  
ZBA 16-04

Applicant:  
2035 Hogback Road

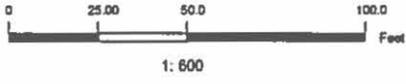
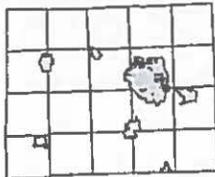
Action:  
Submitted for  
Variance

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



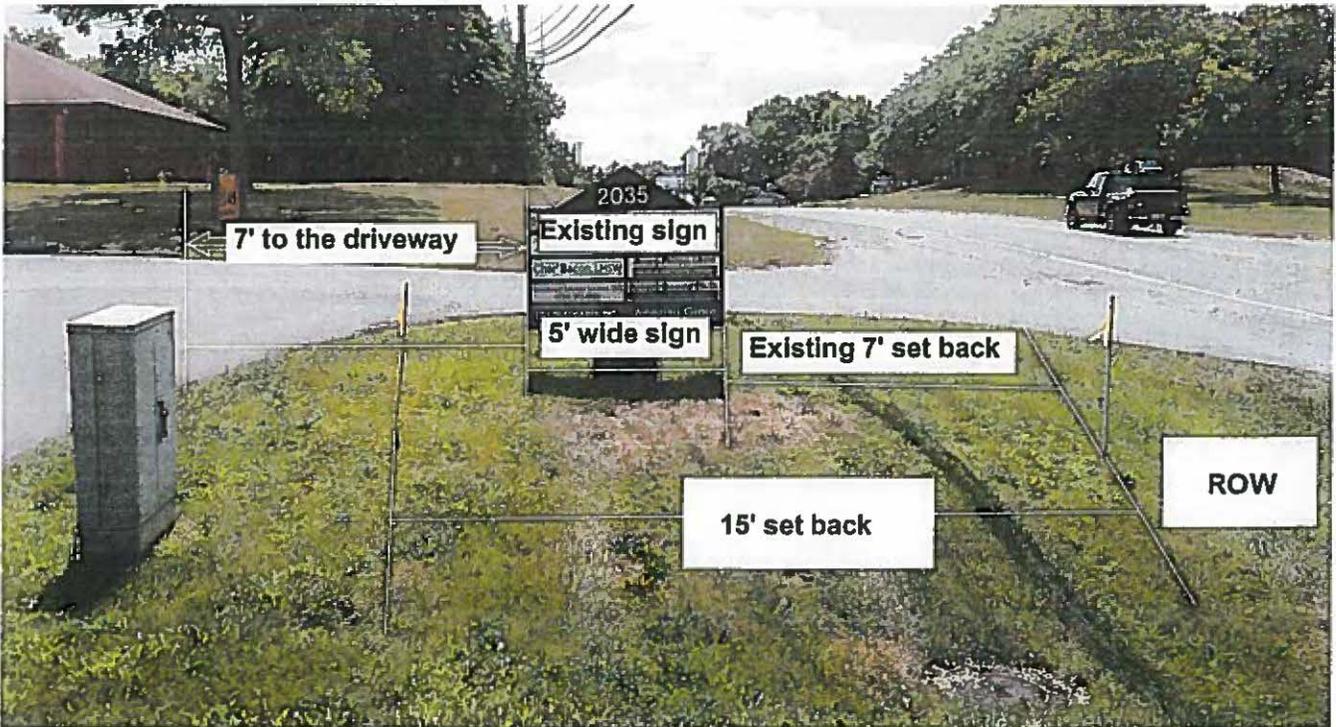
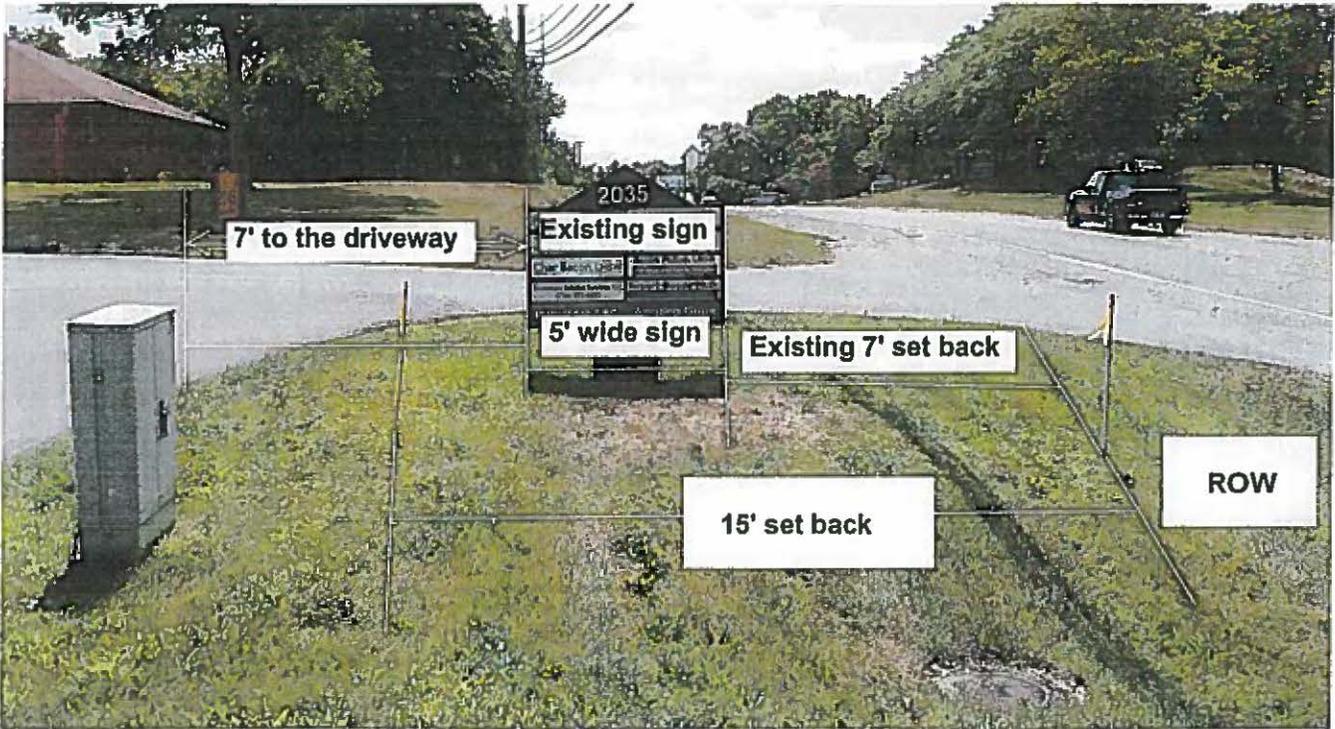


2035 Hogback Rd



**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.





# Multi Tenant Directory Monument Sign

61.07 SQFT

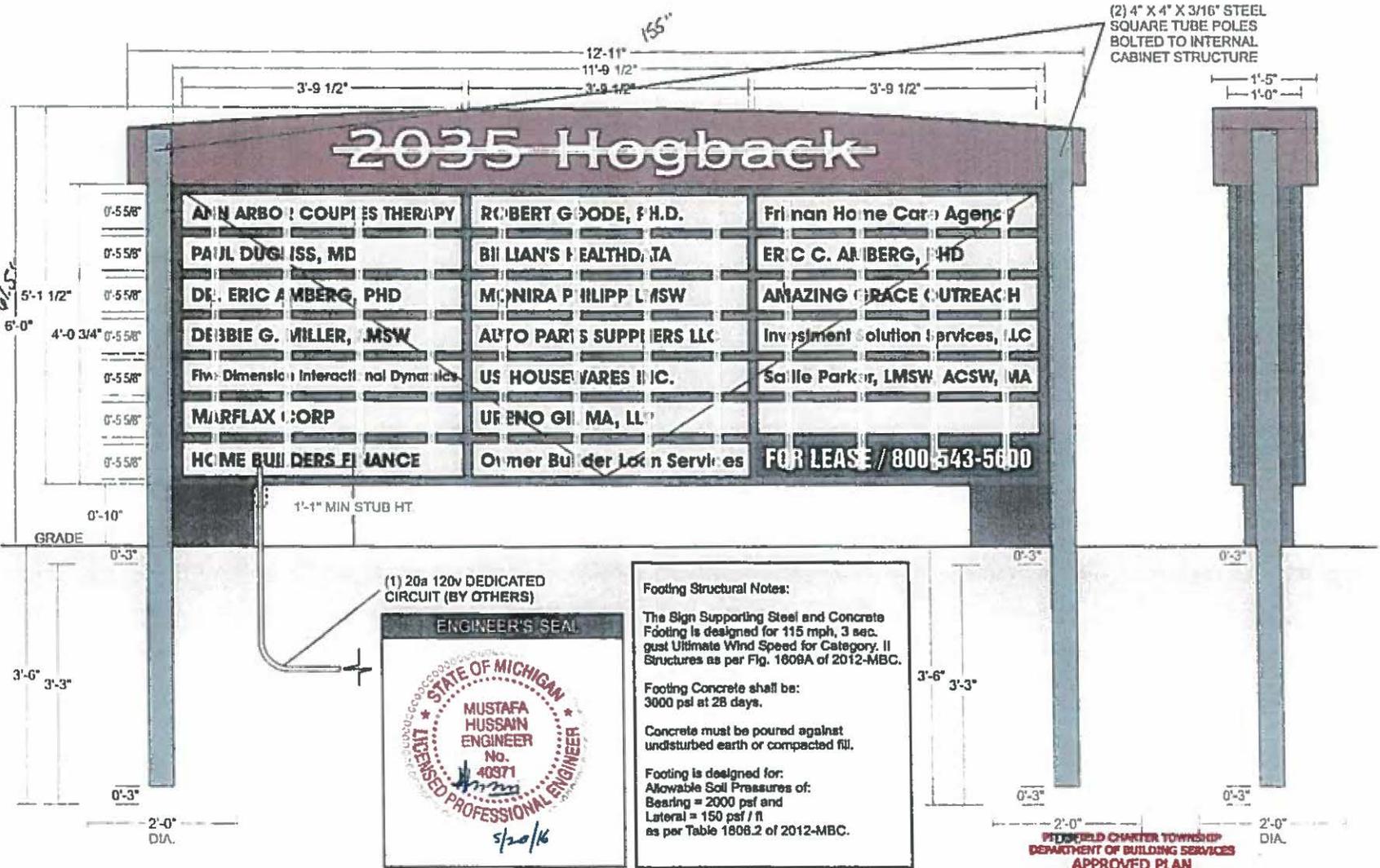


HURON  
SIGN

663 S MANSFIELD  
P.O. BOX 980423  
YPSILANTI, MI 48198  
PHONE 734-483-2000  
1-800-783-0100  
FAX 734-483-5164  
www.huronsign.com



- 3M LT RUST BROWN
- 3M DARK BROWN
- 3M LT BEIGE
- 3M BLACK



**Footing Structural Notes:**

The Sign Supporting Steel and Concrete Footing is designed for 115 mph, 3 sec. gust Ultimate Wind Speed for Category II Structures as per Fig. 1808A of 2012-MBC.

Footing Concrete shall be:  
3000 psi at 28 days.

Concrete must be poured against undisturbed earth or compacted fill.

Footing is designed for:  
Allowable Soil Pressures of:  
Bearing = 2000 psi and  
Lateral = 150 psi / ft  
as per Table 1808.2 of 2012-MBC.

ALL ELECTRICAL SIGNS TO BEAR THIS MARK  
Underwriters Laboratories, Inc.  
LISTED FOR WET LOCATIONS IN ACCORDANCE WITH NEC 600  
ELECTRIC SIGN CERTIFIED MANUFACTURER

NO. OF SETS	1 DOUBLE SIDED	RETURN DEPTH	17"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	SEE ABOVE	TYPE OF INSTALL	DIRECT BURNAL CONCRETE FOOTINGS	TRANSFORMER	N.A.	DATE	05/19/20
RETURN COLOR	TO MATCH	TYPE OF FACE	ALUMINUM / LEXAN	BALLAST	N.A.	JOB NO.	9553
RETAINER COLOR	DARK BROWN	RACEWAY D.	H. L. N.A.	COMMENTS:		JOB NAME	OWN-BUILD-9553-ENG
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	KEVIN SHORT	ADDRESS:	2035 Hogback Rd. Ann Arbor, MI

PITFIELD CHARTER TOWNSHIP  
DEPARTMENT OF BUILDING SERVICES  
APPROVED PLAN  
THIS PLAN IS APPROVED SUBJECT TO REVIEW COMMENTS, CORRECTIONS AND FIELD INSPECTION.  
APPROVED BY: *[Signature]* DATE: 5/10/16

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



**Pittsfield Charter Township**  
**Department of Utilities & Municipal Services**

6201 West Michigan Avenue, Ann Arbor, MI 48108  
Phone: (734) 822-3101 • Fax: (734) 944-1103  
Website: [www.pittsfield-mi.gov](http://www.pittsfield-mi.gov)

**Craig Lyon**  
Director of Utilities &  
Municipal Services  
[lyonc@pittsfield-mi.gov](mailto:lyonc@pittsfield-mi.gov)

**Mandy Grewal, Supervisor**

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**ZONING BOARD OF APPEALS REVIEW**

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TO: ZONING BOARD OF APPEALS  
FROM: BEN CARLISLE, TOWNSHIP PLANNING CONSULTANT  
SUBJECT: ZBA 16-04, 2035 HOGBACK  
DATE: NOVEMBER 14, 2016

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**APPLICANT INFORMATION**

Applicant: Kevin Short, Huron Sign Co.  
Property Address: 2035 Hogback  
Parcel I.D. #: 12-01-200-017  
Zoning: BD, Business District

**LOCATION**

The site is located at 2035 Hogback Road in the northeast portion of the Township.

Surrounding land uses include:

North: Office, (BD, Business District Zoning)  
West: Office, (BD, Business District Zoning)  
East: Office, (BD, Business District Zoning)  
South: Office, (BD, Business District Zoning)

**VARIANCE REQUESTED**

The applicant is requesting a variance from the provisions of the Zoning Ordinance of Pittsfield Township, Section 15.08, to encroach up to eight (8) feet into the required fifteen (15) foot sign setback in the BD, Business District in order to construct a new sign.

**SUMMARY**

The applicant is proposing to replace their existing sign at 2035 Hogback Road. The table below compares the existing and proposed signs:

	<b>Existing</b>	<b>Proposed</b>
<b>Length</b>	60"	155"
<b>Height</b>	66"	61.5"
<b>Area</b>	15 sq/ft	65 sq/ft
<b>Setback from Hogback</b>	8-feet	8-feet

The applicant notes that the proposed new sign if located outside the required setback would extend into the parking lot. The sign meets all other BD Business District sign requirements.

## **VARIANCE**

In accordance with Section 17.04.C of the Township Zoning Ordinance, prior to granting a variance the Zoning Board of Appeals shall make findings that the following requirements have been met by the applicant for the variance.

I offer the following comments for the Zoning Board of Appeals to consider while making its findings:

- 1. That strict compliance with the restrictions governing area, setbacks, frontage, height, bulk, or density would unreasonably prevent the owner from using the property for a permitted purpose, or would render the conformity with such regulations unnecessarily burdensome.**

Due to the physical features, specifically the location of the existing parking lot on the subject parcel, strict compliance with the regulations of the Zoning Ordinance may be unnecessarily burdensome.

- 2. That the granting of a variance would do substantial justice to the applicant as well as to other property owners in the district, or whether a lesser relaxation than that applied for would give substantial relief to the owner of the property and be more consistent with justice to other property owners.**

The granting of a variance would grant substantial justice for the applicant.

- 3. That the plight of the applicant is due to unique circumstances of the property and not to general conditions in the area.**

The plight of the applicant appears to be due to the unique circumstances of the property and not to the general conditions in the area.

- 4. That the plight or problem is not self-created.**

Due to the physical features, specifically the location of the existing parking lot on the subject parcel strict compliance with the regulations of the Zoning Ordinance would be unnecessarily burdensome.

- 5. That no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.**

The issuance of a variance is based solely on the needs of this applicant.

- 6. That the variance observes the spirit of the Ordinance, secures public safety, and does substantial justice.**

Granting a variance would observe the spirit of the Ordinance by promoting the comfort, convenience, and general welfare of its residents.

# 3555 Cloverlawn Avenue



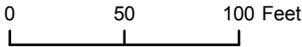
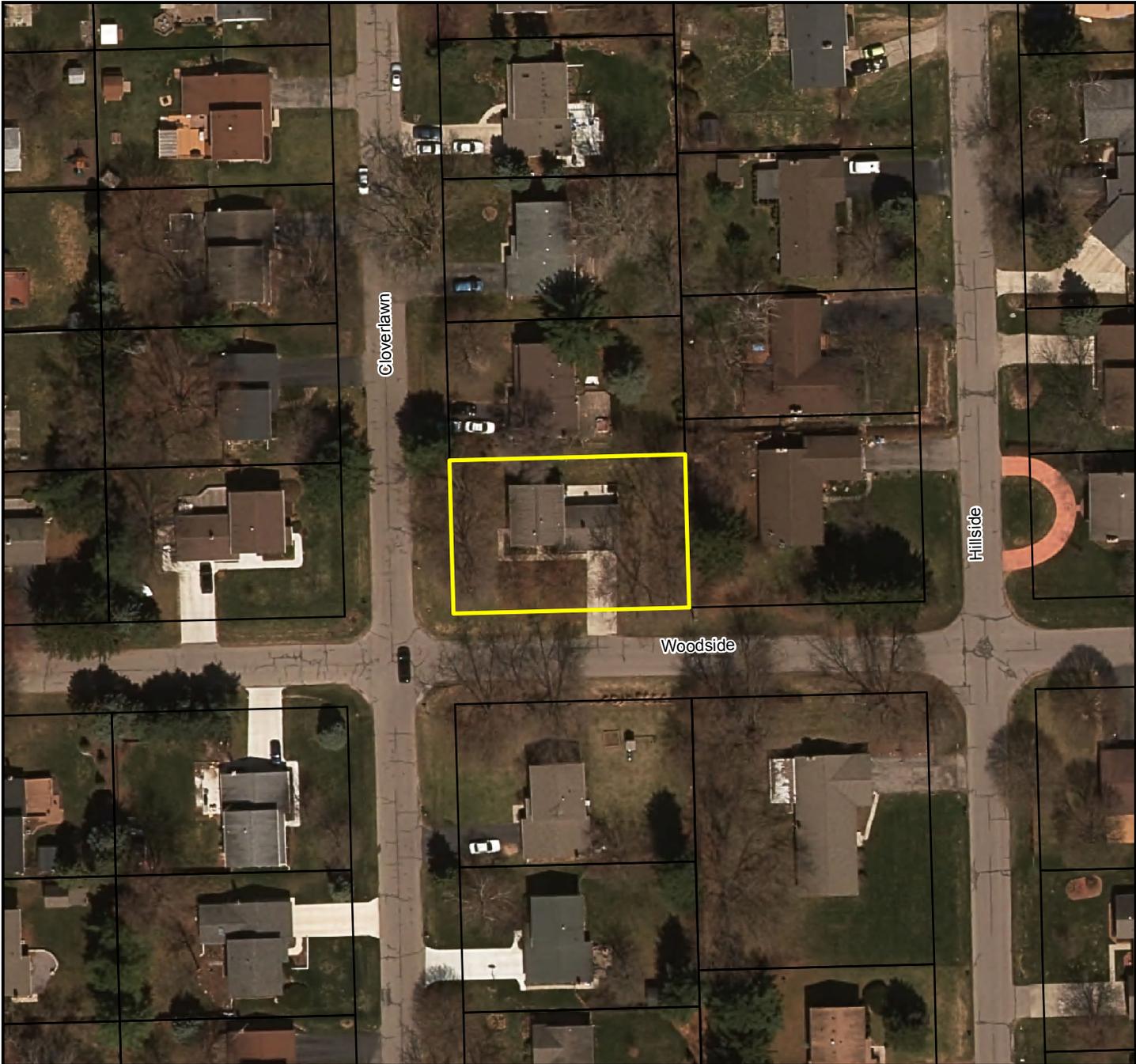
Meeting Date:  
November 28th, 2016

Project:  
ZBA 16-05

Applicant:  
3555 Cloverlawn Avenue

Action:  
Submitted for  
Variance

6	5	4	3	2	1
7	8	9	10	11	12★
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36





**Pittsfield Charter Township**  
**Department of Utilities & Municipal Services**

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**Craig Lyon**  
Director of Utilities &  
Municipal Services  
[lyonc@pittsfield-mi.gov](mailto:lyonc@pittsfield-mi.gov)

**Mandy Grewal, Supervisor**

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**ZONING BOARD OF APPEALS REVIEW**

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TO: ZONING BOARD OF APPEALS  
FROM: BEN CARLISLE, TOWNSHIP PLANNING CONSULTANT  
SUBJECT: ZBA 16-05, 3555 CLOVERLAWN AVENUE  
DATE: NOVEMBER 14, 2016

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**APPLICANT INFORMATION**

Applicant: Lindsay Luehm  
Property Address: 3555 Cloverlawn  
Parcel I.D. #: 12-12-404-005  
Zoning: R-1B, Single-Family Residential

**LOCATION**

The site is located on the northeast corner of Cloverlawn and Woodside in the northeast portion of the Township.

Surrounding land uses include:

North: Single-Family Residential (R1-B)  
West: Single-Family Residential (R1-B)  
East: Single-Family Residential (R1-B)  
South: Single-Family Residential (R1-B)

**VARIANCE REQUESTED**

The applicant is requesting a variance to install an eight (8) foot fence along the rear property line. Section 13.06 of the Township Zoning Ordinance limits fences to not more than six (6) feet in height.

**SUMMARY**

The house is located on the northeast corner of Cloverlawn and Woodside. The applicant wishes to install an eight (8) foot high fence along the eastern property line. The side and rear yards of the parcel slope steeply away from the house. The applicant states in their application that the slope makes a six (6) foot high fence ineffectual. Thus the applicant feels that they need a taller fence for privacy purposes.

## **VARIANCE**

In accordance with Section 17.04.C of the Township Zoning Ordinance, prior to granting a variance the Zoning Board of Appeals shall make findings that the following requirements have been met by the applicant for the variance.

I offer the following comments for the Zoning Board of Appeals to consider while making its findings:

- 1. That strict compliance with the restrictions governing area, setbacks, frontage, height, bulk, or density would unreasonably prevent the owner from using the property for a permitted purpose, or would render the conformity with such regulations unnecessarily burdensome.**

Due to the physical features, specifically the grade change of the subject parcel, strict compliance with the regulations of the Zoning Ordinance may be unnecessarily burdensome.

- 2. That the granting of a variance would do substantial justice to the applicant as well as to other property owners in the district, or whether a lesser relaxation than that applied for would give substantial relief to the owner of the property and be more consistent with justice to other property owners.**

The granting of a variance would grant substantial justice for the applicant.

- 3. That the plight of the applicant is due to unique circumstances of the property and not to general conditions in the area.**

The plight of the applicant appears to be due to the unique circumstances of the property and not to the general conditions in the area.

- 4. That the plight or problem is not self-created.**

Due to the physical features, specifically the grade change, of the subject parcel, strict compliance with the regulations of the Zoning Ordinance would be unnecessarily burdensome.

- 5. That no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.**

The issuance of a variance is based solely on the needs of this applicant.

- 6. That the variance observes the spirit of the Ordinance, secures public safety, and does substantial justice.**

Granting a variance would observe the spirit of the Ordinance by promoting the comfort, convenience, and general welfare of its residents.

# 501 Green Hills Drive



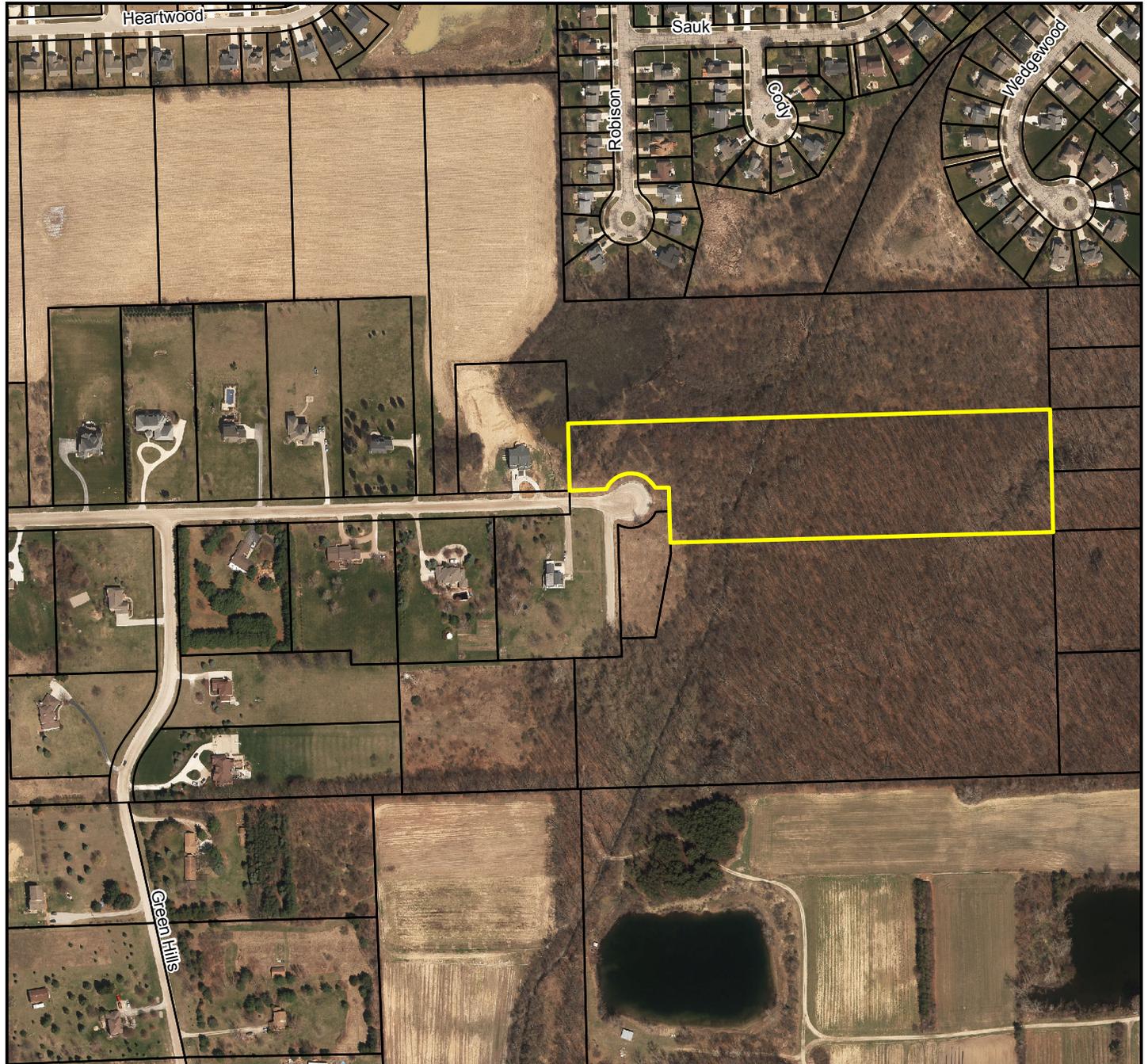
Meeting Date:  
November 28th, 2016

Project:  
ZBA 16-06

Applicant:  
501 Green Hills Drive

Action:  
Submitted for  
Variance

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
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31	32	33	34	35	36





# Piatt Land Surveying

P.O. Box 374  
20624 Waterloo Road  
Chelsea, MI 48118  
(734) 730-8570  
piattlandsurveying.com

PROJECT:  
Survey of 9.17 Acres in  
the SE 1/4 of Section 27,  
T3N, R6E, Pittsfield Twp.  
Washtenaw County,  
Michigan

CLIENT:  
Michael & Sarah Redies  
501 Green Hills Drive  
Saline, Michigan 48176

LEGEND	
	SECTION CORNER
	FOUND IRON PIPE
	SET IRON PIPE
	EX. FENCE LINE
	RECORD DIM.
	MEASURE DIM.
	SOIL BORING
	SETBACK LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	FEMA - ZONE A LIMITS

SCALE: 1" = 50'  
0 25 50 100

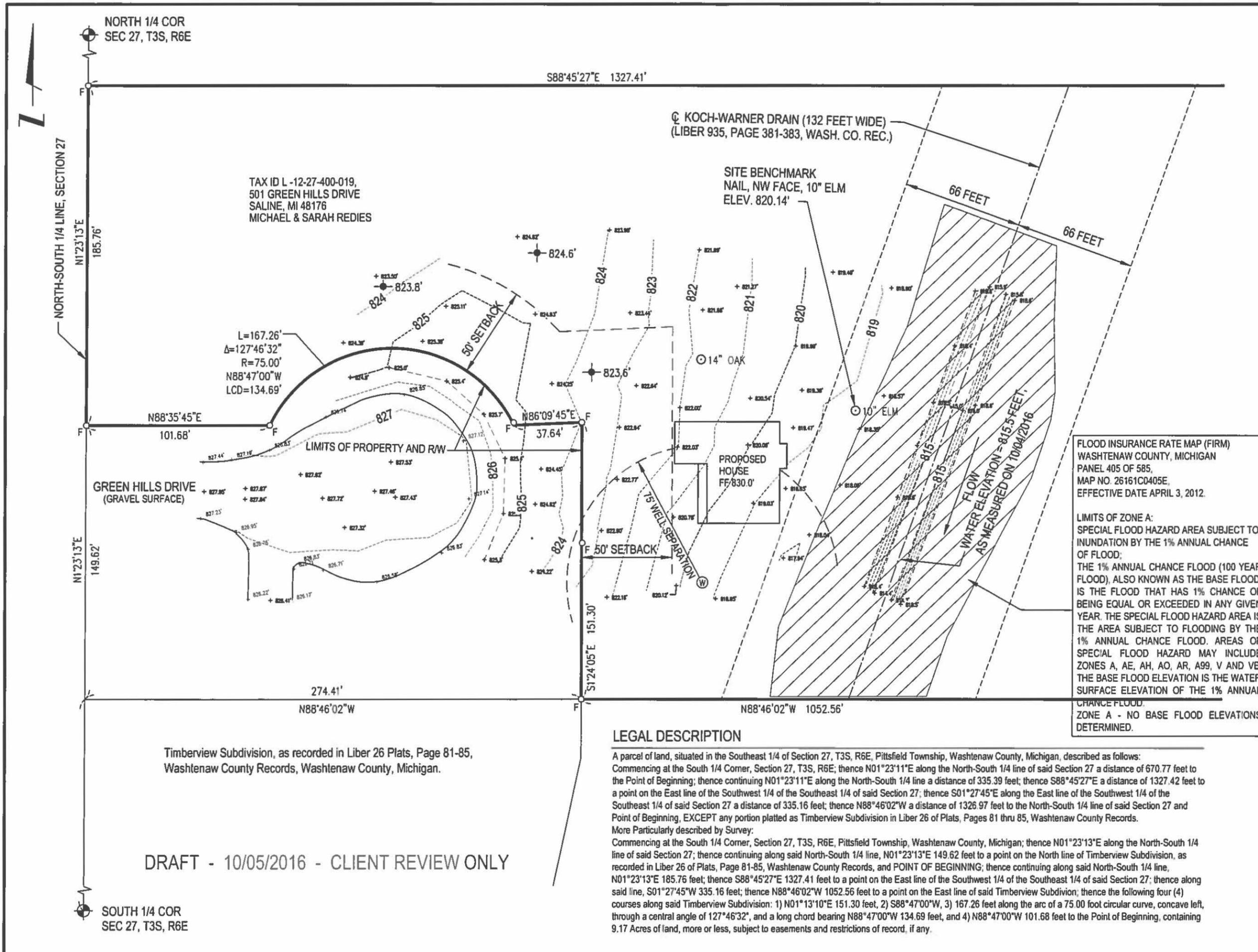
DATE: 10/05/2016

REV:

REV:

JOB NO. 2016-1027

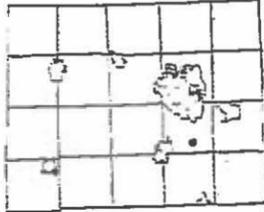
SHEET: 1 OF 1



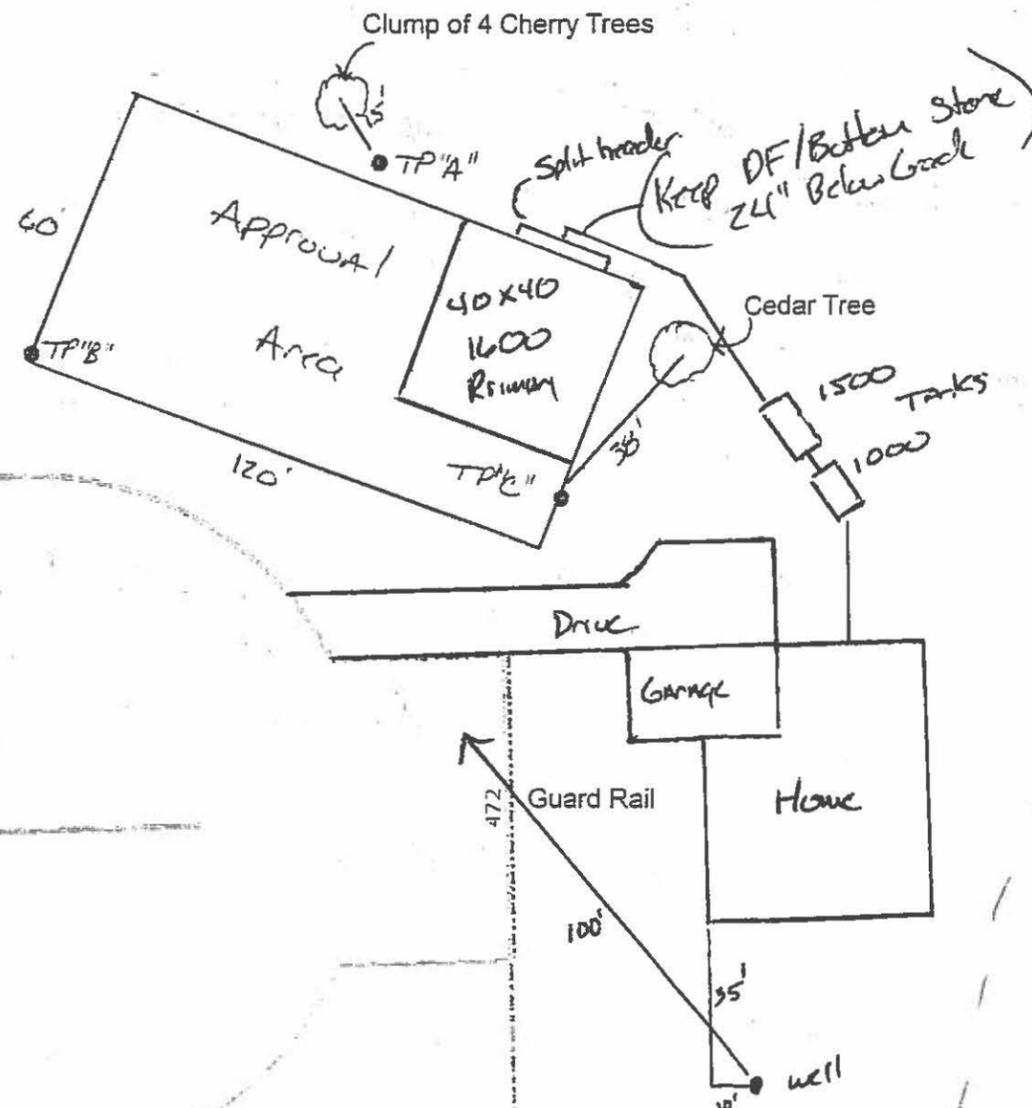


Mr. Michael Reelie's  
 501 Greenhills Dr.  
 Ann Arbor, MI 48108  
 PTT's Field Trip

East of 472 Greenhills Dr  
 L-12-27-400-019  
 SEU16-00065



PLAN APPROVED  
 wellb-00343  
 Permit No. SEU16-00247  
 Washtenaw County  
 Environmental Health  
 This plan has been  
 approved this 26/13 day of  
 July/October, 2016 and no  
 changes will be made  
 without written approval.  
 Signed: Todd Alcock  
Todd Allen



Koch/WARNER  
 DRAIN

60' Easement (Each Side)  
 Koch/WARNER

60' Easement  
 Each Side

Legend	
+	Railroads
□	University and College
□	K-12 Schools
—	Charter
—	Private
—	Public
●	Fire Stations
□	Local Unit Offices
Building Footprints	
—	<all other values>
—	House of Worship
—	Shopping Mall / Cor
—	Municipal Governme
—	Law Enforcement
—	Multi-Family Dwelling
—	Hospital / Medical C.
—	Airport Terminal
—	County Government
—	Fire Station / EMS S
—	Right of Way
—	Quarter Sections
—	Plat Boundary
—	Parcels
—	Jurisdiction Lines
—	Lakes
—	Streams
Parks	
—	Game Area
—	Park
—	Farmland or Conser
—	Preserve
—	Recreation Area
—	Other

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6862.

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NOTE: Parcels may not be to scale.





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**Department of Utilities & Municipal Services**

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**Mandy Grewal, Supervisor**

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**ZONING BOARD OF APPEALS REVIEW**

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TO: ZONING BOARD OF APPEALS  
FROM: BEN CARLISLE, TOWNSHIP PLANNING CONSULTANT  
SUBJECT: ZBA 16-06, 501 GREEN HILLS DRIVE  
DATE: NOVEMBER 14, 2016

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**APPLICANT INFORMATION**

Applicant: Michael and Sarah Redies  
Property Address: 501 Green Hills Drive  
Parcel I.D. #: 12-27-400-019  
Zoning: AG, Agriculture District

**LOCATION**

The site is located at the terminus of the Green Hills Drive.

Surrounding land uses include:

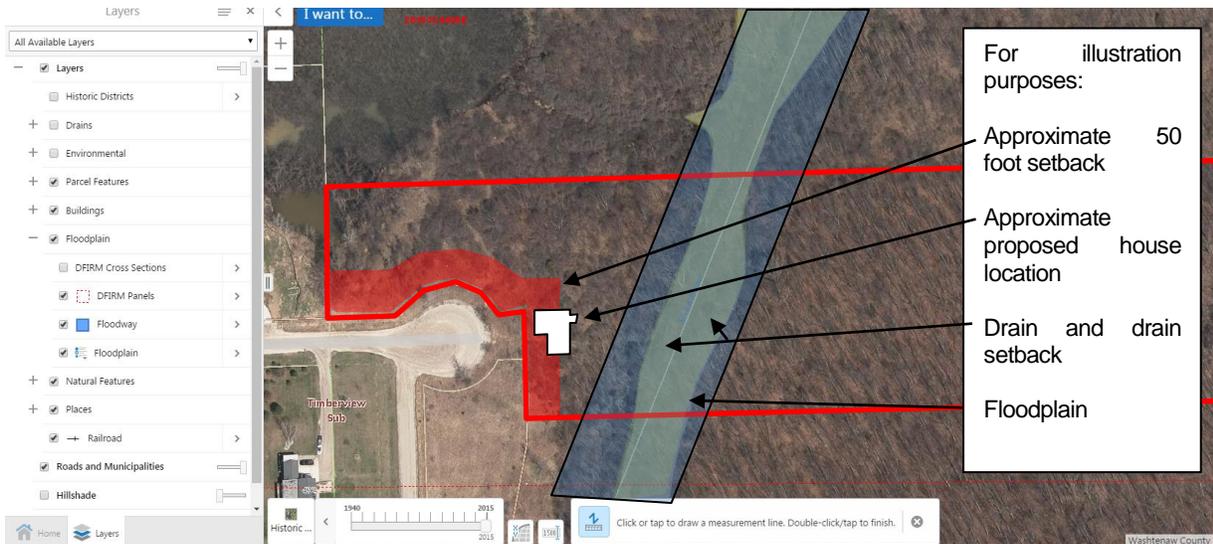
North: Single-Family Residential (AG)  
West: Single-Family Residential (AG)  
East: Single-Family Residential (AG)  
South: Single-Family Residential (AG)

**VARIANCE REQUESTED**

The applicant is requesting a variance to encroach forty-five (45) feet into a required fifty (50) foot front yard setback in order to construct a new house on a property zoned AG, Agriculture district.

**SUMMARY**

The site is located at the terminus of Green Hills Drive. The applicant proposes to construct a new house. The site is bisected by the Koch Warner Drain. The applicant notes that they are not able to place the house outside of the required setback due to the odd shape of the parcel, the presence of the drain and drain setback, and the location of the floodplain. See illustration below.



The Zoning Board of Appeals is to consider the variance based on the standards listed below, and whether there are any other locations on the property that the applicant can construct the house without requiring a variance.

## **VARIANCE**

In accordance with Section 17.04.C of the Township Zoning Ordinance, prior to granting a variance the Zoning Board of Appeals shall make findings that the following requirements have been met by the applicant for the variance.

1. **That strict compliance with the restrictions governing area, setbacks, frontage, height, bulk, or density would unreasonably prevent the owner from using the property for a permitted purpose, or would render the conformity with such regulations unnecessarily burdensome.**
2. **That the granting of a variance would do substantial justice to the applicant as well as to other property owners in the district, or whether a lesser relaxation than that applied for would give substantial relief to the owner of the property and be more consistent with justice to other property owners.**
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5. **That no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.**
6. **That the variance observes the spirit of the Ordinance, secures public safety, and does substantial justice.**



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**Mandy Grewal, Supervisor**

**PITTSFIELD CHARTER TOWNSHIP**  
**ZONING BOARD OF APPEALS**  
**2017 MEETING SCHEDULE**

All meetings are held at the Pittsfield Township Administrative Building at 6201 W. Michigan Avenue at 6:30p.m.  
All meetings are Regular Meetings and will be held as noted below.

MEETING DATE	APPLICATION DEADLINE
<b>January</b>	
January 23, 2017	December 19, 2016
<b>February</b>	
February 27, 2017	January 23, 2017
<b>March</b>	
March 27, 2017	February 27, 2017
<b>April</b>	
April 24, 2017	March 27, 2017
<b>May</b>	
May 22, 2017	April 24, 2017
<b>June</b>	
June 26, 2017	May 22, 2017

MEETING DATE	APPLICATION DEADLINE
<b>July</b>	
July 24, 2017	June 26, 2017
<b>August</b>	
August 28, 2017	July 24, 2017
<b>September</b>	
September 25, 2017	August 28, 2017
<b>October</b>	
October 23, 2017	September 25, 2017
<b>November</b>	
November 27, 2017	October 23, 2017
<b>December</b>	
December 18, 2017	November 27, 2017

All completed applications will be processed in the order submitted. All applications must include all required documentation to be deemed complete and eligible for placement on the meeting agenda.

Adopted: November 28, 2016

**This notice is posted in compliance with PA 267 of 1976 as amended (Open Meetings Act), MCLA 41.72a (2) (3) and the Americans with Disabilities Act (ADA).**

Individuals with disabilities requiring auxiliary aids or services should contact the Pittsfield Charter Township Clerk's Office 24 hours prior to the meeting. The Clerk's Office can be reached at 734-822-3120 or via email [clerk@pittsfield-mi.gov](mailto:clerk@pittsfield-mi.gov).

I:\PlanningEngCode\Zoning Board of Appeals\Meeting Schedules\2017\2017 ZBA Meeting Schedule.docx