



**ZONING BOARD OF APPEALS MEETING**  
**LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MI, 48383**  
**(FORMER WHITE LAKE LIBRARY)**  
**THURSDAY, OCTOBER 28, 2021 – 7:00 PM**

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*White Lake Township | 7525 Highland Rd | White Lake, MI 48383 | Phone: (248) 698-3300 | www.whitelaketwp.com*

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## **AGENDA**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF AGENDA**
- 5. APPROVAL OF MINUTES**
  - A. Zoning Board of Appeals Regular Meeting Minutes of September 23, 2021
- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
  - A. Applicant: Don F. Banaszak  
351 Hillwood Drive  
White Lake, MI 48383  
Location: **351 Hillwood Drive**  
White Lake, MI 48383 identified as 12-21-452-039  
Request: The applicant requests to construct an addition, requiring variances from Article 3.1.6.E, R1-D Single Family Residential Front-Yard Setback and Side-Yard Setback.
  - B. Applicant: Anthony Dubay  
7785 Haley Road  
White Lake, MI 48383  
Location: **7785 Haley Road**  
White Lake, MI 48383 identified as 12-16-401-004  
Request: The applicant requests to construct an addition, requiring variances from Article 3.1.1.F, AG Agricultural Side-Yard Setback, Minimum Lot Area, and Minimum Lot Width. A variance from Article 7.28.A, Repairs and Maintenance to Nonconforming Structures is required due to both the value of improvements and the increase in cubic content.
  - C. Applicant: Chew Land Management – Jamie & Joe Crawford  
3253 Owen Road  
Fenton, MI 48430  
Location: **10855 Highland Road**  
White Lake, MI 48386 identified as 12-22-301-007  
Request: The applicant requests to install a monument sign within the setback from the road right-of-way and exceeding the allowed size, requiring variances from Article 5.9.J.i.a and Article 5.9.J.i.b. A variance from the minimum sign base height is required from Article 5.9.J.i.a. A variance from Article 5.9.J.ii.a and Article 5.9.J.ii.b is required to exceed the allowed size and number of wall signs. A variance from Article 5.18.G is required to exceed the allowed footcandle level for proposed canopy luminaries.



**8. OTHER BUSINESS**

**A.** 2022 Meeting Schedule

**B. NEXT MEETING DATE:** December 9, 2021 Regular Meeting

**9. ADJOURNMENT**

**WHITE LAKE TOWNSHIP  
ZONING BOARD OF APPEALS  
REGULAR VIRTUAL MEETING  
September 23, 2021**

**CALL TO ORDER**

Chairperson Spencer called the meeting to order at 7:00 P.M. She then led the Pledge of Allegiance.

**ROLL CALL**

**Present:**

Debby Dehart, Planning Commission Liaison, present in White Lake, MI  
Michael Powell, Township Board Liaison, present in White Lake, MI  
Nik Schillack, present in White Lake, MI  
Jo Spencer, Chairperson, present in White Lake, MI

**Absent:**

Dave Walz, Vice Chairperson

**Others:**

Justin Quagliata, Staff Planner  
Nick Spender, Building Official  
Hannah Micallef, Recording Secretary

**APPROVAL OF AGENDA**

**MOVED by Member Schillack, SUPPORTED by Member Dehart, to approve the agenda as presented. The motion CARRIED with a voice vote (4 yes votes).**

**APPROVAL OF MINUTES:**

- a. Zoning Board of Appeals Regular Meeting of August 26<sup>th</sup>, 2021

Member Schillack clarified language regarding the fourth case presented in the minutes to reference a state of emergency was also declared by the State.

**MOVED by Member Powell, SUPPORTED by Member Dehart to approve the Zoning Board of Appeals Regular Meeting Minutes of August 26<sup>th</sup>, 2021 as amended.  
The motion CARRIED with a voice vote (4 yes votes).**

**CONTINUING BUSINESS:**

- A. Applicant:** Michael Epley  
6075 Carroll Lake Road  
Commerce, MI 48382
- Location:** **9386 Bonnie Briar**  
White Lake, MI 48386 identified as 12-14-276-014
- Request:** The applicant requests to construct an enclosed porch and attached garage, requiring variances from Article 3.1.6.E, R1-D Single Family Residential Front-Yard Setback, Side-Yard Setback, Rear-Yard Setback, and Minimum Lot Area. A variance from Article 7.28.A, Repairs and Maintenance to Nonconforming Structures is required due to both the value of improvements and the increase in cubic content.

Chairperson Spencer noted for the record that 22 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 0 letters were returned undeliverable from the U.S. Postal Service.

Staff Planner Quagliata presented his staff report.

Member Schillack stated the parcel number on the new survey was incorrect. Staff Planner Quagliata confirmed. He added there was a survey that showed the existing boundaries and structures, and a builder prepared plot plan.

Chairperson Spencer said the surveyor's certificate dated June 8, 2021 had a signature and the certificate with the revision dated September 1, 2021 did not. Member Powell said the surveyor provided an existing survey which did not include anything being proposed. The survey was used to complete the proposed plan by the applicant. He added he personally spoke with the applicant's surveyor, Grant Ward. The first survey dated June 8, 2021 used the present shoreline for the rear lot line, but the elevation of the water was not shot that day. The ordinary high-water mark was not represented on the June 8, 2021 survey; the line represented the edge of the water. The water was 4 inches higher than the ordinary high-water mark on June 8, 2021. Grant Ward went back to the site today, and the shoreline was steep. A drop in 4 inches of vertical elevation was not horizontal, and where the ordinary high-water mark was drawn was worst case scenario.

Member Schillack stated the survey received a week ago was dated September 1, 2021, and the survey received today had the same date. Staff Planner Quagliata said there could have been a revision date on the new survey. Member Powell added the label for the ordinary high-water mark had been revised.

Member Dehart asked if the interior well pump went bad, what was the guideline on relocating it. Member Powell said the Oakland County standard was 50 feet from a grinder pump, but sometimes deviations were granted if the 50 feet was not achievable.

Michael Epley, applicant, was present to speak on his case. He said he noticed the survey did not utilize the verbiage “ordinary high-water mark.” He had to go back to the surveyor. He said the shed was notated on the survey. He added his clients said the shed was there when they bought the lot, and they would like to keep it. The roof overhang on the proposed structure was shifted, and minimized the variance from the side yard lot line.

Staff Planner Quagliata stated he informed the applicant about the water’s edge notation on the survey on September 15, 2021, and the revised survey was received September 17, 2021.

Chairperson Spencer opened the public hearing at 7:37 P.M. Seeing no public comment, she closed the public hearing at 7:37 P.M.

Staff Planner Quagliata went through the standards from Article 7, Section 37 from the ClearZoning Ordinance:

A. Practical Difficulty

- Chairperson Spencer said the side yard setback did not pose a practical difficulty, and ensuring 10 feet on the side yard was crucial for health, safety, and welfare. Member Powell agreed.
- Member Powell said the lot was substandard and narrow, and locating an addition was difficult. There was also a topographic issue on the west side of the lot, and an existing architectural issue with the current house. Member Dehart agreed.

B. Unique Situation

- Chairperson Spencer said there was no practical difficulty, so there was not a unique situation in regards to the side yard setback.
- Member Schillack said there was a unique situation with the topography and shape of the lot.

C. Not Self-Created

- Chairperson Spencer said the request was self-created in regards to the side yard, as the garage width could be reduced to meet the side yard setback. Member Schillack agreed.
- Member Schillack said there was also a self-created hardship in regards to the homeowner’s wanting to keep the shed.

D. Substantial Justice

- Chairperson Spencer said if the side yard setback variance was denied, a smaller garage could be built in compliance with the ordinance.

E. Minimum Variance Necessary

- Chairperson Spencer said reducing the garage on the east side would be the minimum variance.
- Member Schillack added removing the shed would also be the minimum variance necessary.

**Member Powell MOVED to approve the variances requested by Michael Epley from Article 3.1.6.E and Article 7.28.A of the Zoning Ordinance for Parcel Number 12-14-276-014, identified as 9386 Bonnie Briar Drive, in order to construct a two-car attached garage addition that would encroach 0' into the required east side yard setback and 6.5' into the required rear yard setback, and exceed the allowed value of improvements to a nonconforming structure by 120%. A 282 square foot variance from the required lot size is also granted from Article 3.1.6.E. This approval will have the following conditions:**

- **The Applicant shall obtain all necessary permits from the White Lake Township Building Department.**
- **The applicant shall submit a sealed survey prior to the issuance of a building permit that clearly defines the distance between the legal water elevation of Pontiac Lake to the outside edge of the finished surface of the garage, and it shall not exceed the variance of 6.5 feet.**
- **An as-built survey shall be required to verify the approved setbacks.**
- **The shed be moved 25 feet off the edge of any natural area.**
- **A foundation certificate shall be submitted prior to framing the proposed garage addition.**

**Member Schillack SUPPORTED, and the motion CARRIED with a roll call vote: (4 yes votes): (Powell/yes, Schillack/yes, Dehart/yes, Spencer/yes)**

**NEW BUSINESS:**

- A. Applicant:** Ryan Heil  
11600 Hazel Avenue  
Grand Blanc, MI 48439
- Location:** **English Villas Sub Lot 345**  
White Lake, MI 48386 identified as 12-14-282-002
- Request:** The applicant requests to construct a house, requiring variances from Article 3.1.6.E, R1-D Single Family Residential Front-Yard Setback, Side-Yard Setback, Maximum Lot Coverage, Minimum Lot Area, and Minimum Lot Width.

Chairperson Spencer noted for the record that 22 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 0 letters were returned undeliverable from the U.S. Postal Service.

Staff Planner Quagliata gave his staff report.

Member Dehart asked staff if the seawall and dock on the site were allowed since the Township did not permit them. Staff Planner Quagliata said yes, as long as a permit from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) was obtained.

Chairperson Spencer asked staff if the Township verified EGLE permits had been obtained. Staff Planner Quagliata said the applicant could use the property for recreational purposes, but could not store items or camp on a vacant lot for an extended period of time.

Ryan Heil, applicant, was present to speak on his case. He confirmed both of the sheds were not his. He said he had the survey redone by Alpine, and Alpine verified the topographic data from the previous Dekeyser survey. He added the covered porch for the east door would be excluded. He wanted to build a house for his family that fit in with the surrounding houses.

Member Powell stated the westerly setback was proposed at 7.58 feet from the center of the house, but there seemed to be a narrower setback on the north end of the 2-foot overhang, making 6.56 feet the narrowest setback on the west side of house.

Chairperson Spencer the public hearing at 8:25 P.M. Seeing no public comment, she closed the public hearing at 8:25 P.M.

Staff Planner Quagliata went through the standards from Article 7, Section 37 from the ClearZoning Ordinance:

A. Practical Difficulty

- Member Dehart said there was a practical difficulty with the lot as it was nonconforming. Chairperson Spencer and Member Schillack agreed.

B. Unique Situation

- Chairperson Spencer said the lot was small and undersized, and when it was platted years ago, it was most likely meant for part time cottage living.

C. Not Self-Created

- Member Dehart said the applicant did what they could to work with the practical difficulty of the lot.

D. Substantial Justice

- Member Schillack said the applicant made an attempt to line his proposed house with the other surrounding homes.

E. Minimum Variance Necessary

- Chairperson Spencer said the applicant was asking for minimum variances, especially since the applicant was removing the covered porch.

**Member Dehart MOVED to approve the variances requested by Ryan Heil from Article 3.1.6.E of the Zoning Ordinance for Parcel Number 12-14-282-002 in order to construct a new house that would exceed the allowed lot coverage by 11.82%, encroach 14.41 feet into the required front yard setback, and encroach 3.45 feet into the required east side yard setback and 3.44 feet into the required west side yard setback. A 38-foot variance from the required lot width and 6,652 square foot variance from the required lot size are also granted from Article 3.1.6.E. This approval will have the following conditions:**

- **The Applicant shall obtain all necessary permits from the White Lake Township Building Department.**
- **The site plan shall be revised by a registered land surveyor to accurately reflect the location the rear yard setback is measured.**
- **The covered porch on the east side of the house is not permitted and shall be removed from all plans.**
- **A foundation certificate shall be required prior to the backfill inspection by the Building Department.**
- **An as-built survey shall be required to verify the approved setbacks and lot coverage.**
- **All HVAC mechanicals including generators shall not be placed on the sides of the house.**
- **The setbacks shall be measured from the exterior cladding of the building.**

**Member Schillack SUPPORTED and the motion CARRIED with a roll call vote: (4 yes votes) (Dehart/yes, Schillack/yes, Spencer/yes, Powell/yes)**

**B. Applicant:** Roger Lewis  
85 N. Hulbert Street  
White Lake, MI 48386

**Location:** **9 Danforth Drive**  
White Lake, MI 48386 identified as 12-26-126-035

**Request:** The applicant requests a post-construction variance for the alteration of a nonconforming structure, requiring a variance from Article 7.23.A, Nonconforming Structures.

Chairperson Spencer noted for the record that 40 owners within 300 feet were notified. 0 letters were received in favor, 1 letter was received in opposition, and 0 letters were returned undeliverable from the U.S. Postal Service.

Staff Planner Quagliata gave his staff report.



Member Powell asked staff what the previous Building Official did with this issue. Building Official Spencer said he spoke with the applicant earlier today while he was on site. He added the applicant had submitted a building permit for a new house, and the Building Department would include stipulations for when construction of the house needed to commence, if the permit was approved.

Member Dehart asked staff if a permit was issued to reconstruct the garage and raise the walls. Building Official Spencer said the permit submitted was for roof shingles, not the reconstruction of the garage. The proper permit was not obtained for the garage alteration.

Member Schillack asked staff if a demolition permit was approved for the house. Building Official Spencer said the renovation was added on to the roof permit, and that wasn't proper procedure. The "add on" permit was for a remodel, but when Building Official Spencer went to inspect the site, the house was over 50 percent demolished. At that time, Building Official Spencer required the applicant apply for a demolition permit. Since then, the applicant had not started construction of the new house.

Roger Lewis, applicant, was present to speak on his case. He said the garage was built long ago, and the walls were raised to accommodate current day vehicles.

Member Schillack asked the applicant what the value of improvement listed on his application was for. Mr. Lewis said it was for engineering and topographical services.

Chairperson Spencer opened the public hearing at 9:09 P.M. She read a letter into the record addressed to the Township Board regarding the blight on 9 Danforth. She then closed the public hearing at 9:15 P.M.

Member Dehart asked staff if the garage was demolished and the permit for the house was approved, would the applicant have room to construct a detached garage. Staff Planner Quagliata said there was approximately 50 feet between the existing garage wall and the proposed house wall, so if setbacks and lot coverage standards were met, a new garage could be constructed.

Staff Planner Quagliata went through the standards from Article 7, Section 37 from the ClearZoning Ordinance:

A. Practical Difficulty

- Chairperson Spencer said she did not see a practical difficulty as there was no principal structure on the site.
- Member Schillack said it seemed there would be room for a new garage, and the garage was reconstructed without a permit, making the request post-construction. The ZBA did not have the authority to approve roof overhangs within 5 feet of the lot lines.

- B. Unique Situation
  - Chairperson Spencer said she did not see a unique situation because there was no practical difficulty.
- C. Not Self-Created
  - Member Dehart said there was a self-created hardship as the garage height was raised without a permit.
- D. Substantial Justice
  - Chairperson Spencer said a house and garage could be built within the required setbacks.
  - Member Powell said removing the garage would improve the standard for the entire street.
- E. Minimum Variance Necessary
  - Chairperson Spencer said she didn't find a practical difficulty, so this standard didn't apply.

**Member Schillack MOVED to deny the post-construction variance requested by Roger Lewis for Parcel Number 12-26-126-035, identified as 9 Danforth Drive, due to the following reason(s): failure to meet the standards listed in Article 7, Section 37 of the ClearZoning Ordinance. Furthermore, the garage shall be demolished or legally moved by November 8, 2021.**

**Member Dehart SUPPORTED, and the motion CARRIED with a roll call vote: (4 yes votes) (Schillack/yes, Dehart/yes, Powell/yes, Spencer/yes)**

- C. Applicant: Brian McNamara  
1801 Bogie Lake Road  
White Lake, MI 48386
- Location: **1801 Bogie Lake Road**  
White Lake, MI 48386 identified as 12-33-201-005
- Request: The applicant, under Article 7.36, Powers of Zoning Board of Appeals Concerning Administrative Review and Variances, is appealing a determination made by Township officials in the enforcement of Article 5.12 for fence height and setbacks.

Chairperson Spencer noted for the record that 21 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 0 letters were returned undeliverable from the U.S. Postal Service.

Staff Planner Quagliata gave his staff report.

Member Powell asked staff what the definition of front yard setback. Staff Planner Quagliata said the setback was measured from the road right-of-way line, and for the subject parcel's zoning, R1-C, the setback was 35 feet. Member Powell asked staff if the accessory structures were in compliance with the zoning ordinance. Staff Planner Quagliata said the northerly accessory structure was nonconforming.

Brian McNamara, the appellant, and his wife, Sharon, were present to speak on their case. Sharon said they had replaced an older chain link fence, and since they bought the house, they had been working to improve the property. She added the neighbors were supportive of the fence, and had asked the surrounding neighbors before replacing the fence. Brian McNamara said he bought the property last year, and said he came into Township Hall to discuss the fence several times.

Staff Planner Quagliata stated the applicant removed a four-foot chain link fence and erected a six-foot slat wood privacy fence.

Chairperson Spencer opened the public hearing at 10:04 P.M.

Eric Shotwell, 11516 Cedar Island Road, spoke in support of the applicant's request.

Frank Bell, 11476 Cedar Island Road, spoke in support of the applicant's request.

Tom Gaddis, 11548 Cedar Island Road, spoke in support of the applicant's request.

Dan Malek, 11485 Cedar Island Road, spoke in support of the applicant's request.

Chairperson Spencer closed the public hearing at 10:11 P.M.

Member Dehart asked staff if the house was not on a corner lot, would the applicant be able to have a 6-foot fence in the side yard. Staff Planner Quagliata said they would be able to have 6-foot fence in a side yard, but they would still only be allowed a 4-foot fence in the front yard.

Member Powell asked staff what the difference of location would be in regards to a 4-foot fence versus a 6-foot fence. Staff Planner Quagliata said a fence in the front yard could not exceed 4 feet in height and would need to meet the front yard setback.

Member Dehart asked staff if the parcel was platted or metes and bounds. Staff Planner Quagliata said it was metes and bounds.

Member Dehart asked staff if a landscape screen would have been an issue. Staff Planner Quagliata said no. He added the applicants replaced a nonconforming fence with a more nonconforming fence; the replacement was not like for like.

Member Powell asked staff if a nonconforming structure could be maintained, but not replaced. Staff Planner Quagliata confirmed.

Staff Planner Quagliata went through the standards from Article 7, Section 37 from the ClearZoning Ordinance:

- A. Practical Difficulty
  - Member Powell said if the Township held the fence to the ordinance, it would diminish the applicant's use of their yard, and it would be a hardship for the applicant. Member Dehart agreed.
  - Chairperson Spencer did not see a practical difficulty.
- B. Unique Situation
- C. Not Self-Created
  - Chairperson Spencer said the erection of the fence in violation of the ordinance was self-created.
- D. Substantial Justice
  - Member Powell said other homeowners on Cedar Island Road had backyards they could enjoy.
- E. Minimum Variance Necessary

**The ZBA recessed at 10:43 P.M. to attend to technological issues. The ZBA returned from recess at 11:01 P.M.**

Member Powell stated he could entertain allowing the existing fence to remain to the east end of the accessory building, and all fencing east of the existing building must be removed, as well as any new fencing meeting ordinance requirements. Staff Planner Quagliata said a survey was not provided to show property lines or setbacks.

Member Dehart asked staff if a fence permit was required. Staff Planner Quagliata said not for residential zoning.

Member Schillack asked staff if a permit would have been needed for the gate. Staff Planner Quagliata confirmed.

**Member Powell MOVED to reverse the decision of the Building Official and approve a modified order for Brian McNamara for Parcel Number 12-33-201-005, identified as 1801 Bogie Lake Road, due to the following reason(s): there was a non-self-imposed hardship and a practical difficulty in maintaining privacy and use of their yard and accessory buildings. The order is modified to allow a section of the existing fence to remain as constructed as long as a certified survey proves the fence is located outside of the road right-of-way from a line extended westerly from the easterly most accessory building that parallels Cedar Island Road. All fencing east of the east face of said accessory building shall be removed and only fencing that meets ordinance requirements shall be installed east of that point.**

**Member Dehart SUPPORTED, and the motion with CARRIED with a roll call vote (3 yes votes):  
(Spencer/no, Schillack/yes, Dehart/yes, Powell/yes)**

- D. Applicant:** Gardner Signs Inc.  
1087 Naughton Road  
Troy, MI 48083
- Location:** **3671 Highland Road**  
White Lake, MI 48383 identified as 12-19-101-037
- Request:** The applicant requests to install a monument sign within the setback from the road right-of-way and exceeding the allowed size, requiring variances from Article 5.9.J.i.a and Article 5.9.J.i.b.

Chairperson Spencer noted for the record that 18 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 0 letters were returned undeliverable from the U.S. Postal Service.

Staff Planner Quagliata gave his staff report.

Member Schillack asked staff if the lumens of the proposed sign was increased on the revised drawings. Staff Planner Quagliata said no.

Member Powell asked staff if the ordinance required reduction of light output in the evening. Staff Planner Quagliata confirmed.

Mia Asta was present to speak on behalf of the applicant's case. The new sign would be replaced with something similar to what was previously there. If the sign was placed in compliance with the setbacks, it would be in the parking lot. There was no signage on the building. There would be an emergency shut-off switch on the outside of the sign.

Member Schillack asked the applicant if the sign had a breakaway feature if it were to be struck by a vehicle. Ms. Asta said the faux brick on the base would come apart and dent a vehicle. The sign would be engineered for wind load. It would collapse, but it would not crumble.

Chairperson Spencer opened the public hearing at 11:46 P.M. Seeing no public comment, she closed the public hearing at 11:47 P.M.

Staff Planner Quagliata went through the standards from Article 7, Section 37 from the ClearZoning Ordinance:

A. Practical Difficulty

- Chairperson Spencer said she saw a practical difficulty in regards to the temporary sign; without a sign there was no indication Genisys was a financial institution. In regards to the permanent sign, she saw a practical difficulty as a sign was needed, and it would be farther from the road right-of-way than the previous sign.
- Member Powell said moving the sign any further north would make the sign a traffic impediment internally on the site.

B. Unique Situation

- Member Powell said the Highland Road right-of-way was very wide in this area, and to put the sign out of the road right-of-way necessitated an increase of the sign size.

C. Not Self-Created

- The applicant did not design the Highland Road right-of-way.

D. Substantial Justice

- Member Schillack said customers needed to be able to see the sign.

E. Minimum Variance Necessary

- Chairperson Spencer said the new sign would be farther from the road right-of-way than the previous sign.

Staff Planner Quagliata said he spoke to the applicants, and they would need the temporary sign for three months.

**Member Schillack MOVED to approve the variances requested by Gardner Signs Inc. from Article 5.9.J.i.a and 5.9.J.i.b of the Zoning Ordinance for Parcel Number 12-19-101-037, identified as 3671 Highland Road, in order to install a 46.67 square foot monument sign with a 0-foot setback from the Highland Road right-of-way line. The Building Department is also authorized to issue a permit for a temporary banner sign with a 0-foot setback from the Highland Road right-of-way line. This approval will have the following conditions:**

- **The Applicant shall obtain all necessary permits from the White Lake Township Building Department.**

- **The permit for the temporary banner sign shall expire on January 1, 2022.**

**Member Dehart SUPPORTED, and the motion CARRIED with a roll call vote: (4 yes votes)  
(Schillack/yes, Dehart/yes, Spencer/yes, Powell/yes)**

**The ZBA recessed at 11:58 P.M. The ZBA returned from recess at 12:02 A.M., September 24, 2021.**

E. Applicant: Mark Johnson  
150 Danforth Drive  
White Lake, MI 48386  
Location: **150 Danforth Street**  
White Lake, MI 48386 identified as 12-23-376-004  
Request: The applicant requests to construct a garage, requiring variances from Article 3.1.6.E, R1-D Single Family Residential Front-Yard Setback and Side-Yard Setback. A variance from Article 7.28.A, Repairs and Maintenance to Nonconforming Structures is required due to both the value of improvements and the increase in cubic content.

Chairperson Spencer noted for the record that 23 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 0 letters were returned undeliverable from the U.S. Postal Service.

Staff Planner Quagliata gave his staff report.

Member Powell asked staff if the subaqueous area on the north side of the house considered. Staff Planner Quagliata said he believed that was how the rear setback from the house was represented.

Member Schillack asked staff where the natural features setback would be. Staff Planner Quagliata said the setback was 30' from the boundary.

Mark Johnson, applicant, was present to speak on his case. He said when he originally put his plans together, he was under the impression the lot was larger. He was amiable to offset the addition on the westerly and easterly sides to meet setback requirements. He was in the process of purchasing the property to the east as well.

Member Schillack asked the applicant if he was planning on combining the properties. Mr. Johnson said no; the lot to the east would be an investment property.

Member Powell suggested a two-car garage as reducing the size would reduce the setback from the southern and western property lines.

Chairperson Spencer opened the public hearing at 12:24 A.M. Seeing no public comment, she closed the public hearing at 12:25 A.M.

Staff Planner Quagliata went through the standards from Article 7, Section 37 from the ClearZoning Ordinance:

- A. Practical Difficulty
  - Member Dehart said she saw practical difficulty due to the topography of the lot.
- B. Unique Situation
- C. Not Self-Created
  - Chairperson Spencer said reducing the size of the garage would eliminate some of the variances requested and be less self-created than what was currently proposed.
  - Member Powell said because of the location of the house, the garage had to be in front of the house, but the size could be reduced.
- D. Substantial Justice
  - Chairperson Spencer said reducing the garage would serve substantial justice.
- E. Minimum Variance Necessary

**Member Powell MOVED to approve the variances requested by Mark Johnson from Article 3.1.6.E and Article 7.28.A of the Zoning Ordinance for Parcel Number 12-23-376-004, identified as 150 Danforth Drive, in order to construct an attached garage addition that would encroach 0 feet into the required west side yard setback and 7.6 feet into the required front yard setback, and exceed the allowed value of improvements to a nonconforming structure by 102%. This approval will have the following conditions:**

- **The Applicant shall obtain all necessary permits from the White Lake Township Building Department.**
- **The Applicant shall reduce the size of the garage or house addition to comply with the lot coverage standard, or request a variance from the Zoning Board of Appeals.**
- **A foundation certificate shall be required prior to the backfill inspection by the Building Department.**
- **An as-built survey shall be required to verify the approved setbacks and lot coverage.**
- **No HVAC units including generators shall be placed in the side yard setbacks.**

**Member Dehart SUPPORTED, and the motion CARRIED with a roll call vote: (4 yes votes) (Powell/yes, Dehart/yes, Spencer/yes, Schillack/yes)**

#### **OTHER BUSINESS**

Staff Planner Quagliata stated in-person meetings would resume beginning in October.



**ADJOURNMENT**

**MOVED** by Member Schillack, **SUPPORTED** by Member Dehart to adjourn the meeting at 12:51 A.M., September 24, 2021. The motion **CARRIED** with a voice vote (4 yes votes).

**NEXT MEETING DATE:** October 28, 2021 Regular Meeting

DRAFT

# WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

## REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** Zoning Board of Appeals  
**FROM:** Justin Quagliata, Staff Planner  
**DATE:** October 28, 2021

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**Agenda item:** 7a

**Appeal Date:** October 28, 2021

**Applicant:** Don F. Banaszak

**Address:** 351 Hillwood Drive  
White Lake, MI 48383

**Zoning:** R1-D Single Family Residential

**Location:** 351 Hillwood Drive  
White Lake, MI 48383

## **Property Description**

The approximately 0.73-acre (31,798.8 square feet) parcel identified as 351 Hillwood Drive is located within the Brendel Heights subdivision on Brendel Lake and zoned R1-D (Single Family Residential). The existing house on the property (approximately 2,731 square feet in size) utilizes a private well for potable water and a private septic system for sanitation. The double lot (Lots 187 and 188) contains 100 feet in width at the front property line.

## **Applicant's Proposal**

Don F. Banaszak, the applicant, is proposing to construct a second-story addition on the house.

## **Planner's Report**

Currently the existing house is nonconforming; the building is located 5.9 feet from the east side property line and 19.5 feet from the front property line. A minimum 10-foot side yard setback and 30-foot front yard setback is required in the R1-D zoning district.

The building permit application indicates the proposed second-story addition is 900 square feet in size. The submitted plans are not drawn to scale; therefore, staff cannot confirm the size of the addition. Based on the drawings, the addition may be approximately 1,050 square feet in size and located 19.5 feet from the front lot line. Therefore, the applicant is requesting a 10.5-foot variance to encroach into the front yard.

Article 7, Section 28 of the zoning ordinance states repairs and maintenance to nonconforming structures cannot exceed fifty percent (50%) of the State Equalized Valuation (SEV) in any twelve (12) consecutive months. Further, the ordinance does not allow the cubic content of nonconforming structures to be increased. Based on the SEV of the structure (\$102,030), the maximum extent of improvements cannot exceed \$51,015. The value of the proposed work is \$75,000. A variance to exceed the allowed value of improvements by 147% is requested.

Based on the submitted plans and scope of the project, staff believes the valuation of work is underestimated and would exceed \$75,000; therefore, the requested variance for the value of improvements is inaccurate. For reference, the 2021 Building Valuation Data published by the International Code Council estimates cost of construction at \$148.33 per square foot for living areas (\$24.65 increase from 2020). Based on the size of the addition (as indicated by the applicant on the building permit application) and square foot construction costs from the International Code Council, an estimate for the value of the proposed improvement is \$133,497. This valuation exceeds the allowed value of improvements by 262% (\$82,482 over allowed improvements). Using 1,050 square feet for the size of the addition, the value of the proposed improvement is \$155,746.50. This valuation exceeds the allowed value of improvements by 306% (\$104,731.50 over allowed improvements).

The requested variances are listed in the following table.

Variance #	Ordinance Section	Subject	Standard	Requested Variance	Result
1	Article 3.1.6.E	Front yard setback	30 feet	10.5 feet	19.5 feet
2	Article 7.28.A	Nonconforming structure	50% SEV (\$50,015)	147%	\$23,985 over allowed improvements

### Zoning Board of Appeals Options:

**Approval:** I move to approve the variances requested by Don F. Banaszak from Article 3.1.6.E and Article 7.28.A of the Zoning Ordinance for Parcel Number 12-21-452-039, identified as 351 Hillwood Drive, in order to construct a second-story addition that would encroach 10.5 feet into the required front yard setback and exceed the allowed value of improvements to a nonconforming structure by 147%. This approval will have the following conditions:

- The Applicant shall obtain all necessary permits from the White Lake Township Building Department
- Prior to the issuance of a building permit, architectural/construction plans drawn to scale shall be submitted and deemed satisfactory by the Building Department.

**Denial:** I move to deny the variances requested by Don F. Banaszak for Parcel Number 12-21-452-039, identified as 351 Hillwood Drive, due to the following reason(s):

**Table:** I move to table the variance requests of Don F. Banaszak for Parcel Number 12-21-452-039, identified as 351 Hillwood Drive, to consider comments stated during this public hearing.

### Attachments:

1. Variance application received September 9, 2021.
2. Property survey dated September 3, 2021.
3. Addition plans provided by the Applicant.
4. Letter of denial from the Building Department dated September 14, 2021.

### 7.37 STANDARDS

General variances: The Zoning Board of Appeals may authorize a variance from the strict application of the area or dimensional standard of this Ordinance when the applicant demonstrates all of the following conditions "A - E" or condition F applies.

- A. Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome. Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.
- B. Unique situation: The demonstrated practical difficult results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.

- C. Not self created: The applicants problem is not self created.
- D. Substantial justice: The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which may endanger the public safety, comfort, morals or welfare).
- E. Minimum variance necessary: The variance shall be the minimum necessary to grant relief created by the practical difficulty.
- F. Compliance with other laws: The variance is the minimum necessary to comply with state or federal laws, including but not necessarily limited to:
- i. The Michigan Right to Farm Act (P.A. 93 of 1981) and the farming activities the Act protects;
  - ii. The Americans with Disabilities Act of 1990 (as amended), and the needs of handicapped individuals the Act protects, including accessory facilities, building additions, building alterations, and site improvements which may not otherwise meet a strict application of the standards of this Ordinance.

Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

# CHARTER TOWNSHIP OF WHITE LAKE Zoning Board of Appeals APPLICATION

RECEIVED  
SEP 09 2021

COMMUNITY  
DEVELOPMENT  
3007x163

White Lake Township Planning Department, 7525 Highland Road, White Lake, MI 48383 248-698-3007

APPLICANT'S NAME: Don F. BANASZAK PHONE: 248-698-4178

ADDRESS: 351 HILLWOOD WHITE LAKE MI 48383

APPLICANT'S EMAIL ADDRESS: DONBANASZAK@GMAIL.COM

APPLICANT'S INTEREST IN PROPERTY:  OWNER  BUILDER  OTHER: \_\_\_\_\_

ADDRESS OF AFFECTED PROPERTY: 351 HILLWOOD PARCEL # 12 - 21-452-039

CURRENT ZONING: R1-D PARCEL SIZE: \_\_\_\_\_

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: \_\_\_\_\_

VALUE OF IMPROVEMENT: \$ \$75,000 SEV OF EXISITING STRUCTURE: \$ \_\_\_\_\_

STATE REASONS TO SUPPORT REQUEST: (ADDITIONALS SHEETS MAY BE ATTACHED)

\_\_\_\_\_

\_\_\_\_\_

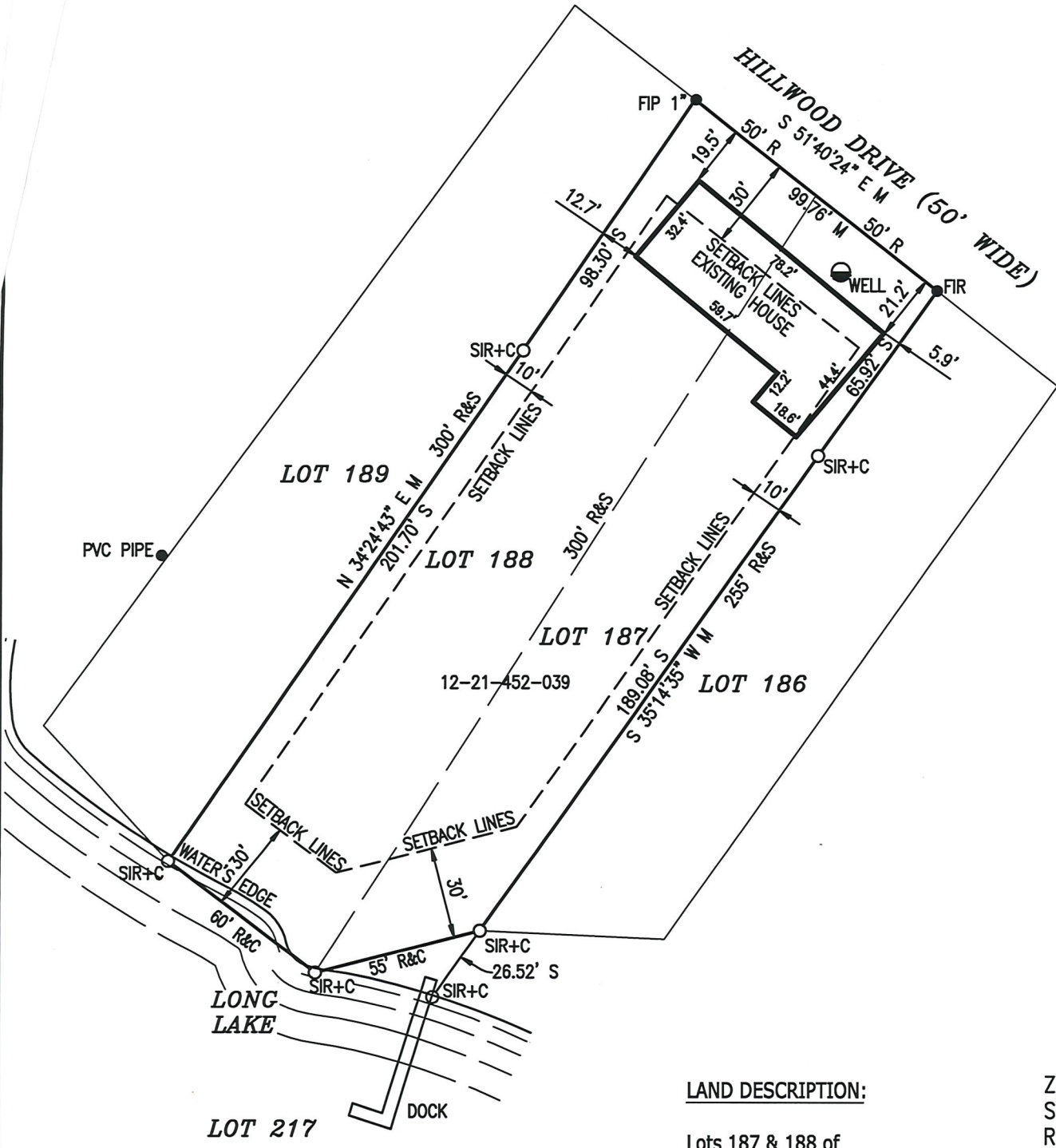
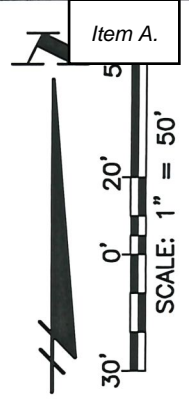
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\_\_\_\_\_

APPLICATION FEE: \$385.00 (CALCULATED BY THE PLANNING DEPARTMENT)

APPLICANT'S SIGNATURE: Don F. Banaszak DATE: \_\_\_\_\_



**LAND DESCRIPTION:**

Lots 187 & 188 of  
 "Brendel Heights" Subdivision  
 as recorded in L. 27, P. 21,  
 Oakland County Plats.

ZONING R1-D  
 SINGLE FAMILY  
 RESIDENTIAL

(SETBACKS)  
 FRONT - 30'  
 SIDES - 10'  
 REAR - 30'

BEARINGS FOR THIS SURVEY ARE BASED ON MICHIGAN STATE PLANE COORDINATES, SOUTH ZONE.

This survey is valuable and should be filed with the deed and abstract for this property.



REGISTERED LAND SURVEYORS  
 655 Broadway  
 P.O. Box 440  
 Davisburg, Michigan 48350  
 Phone: (248) 634-0700  
 Email: GWS@TIR.COM

**SURVEYORS CERTIFICATE:**

I, Grant J. Ward, Registered Land Surveyor, hereby certify to TODD J. BANASZAK; that on SEPTEMBER 2, 2021 I, surveyed and mapped the land herein described.

**LEGEND:**

- C - Calculated
- M - Measured
- R - Recorded
- S - Set
- FIP - Found Iron Pipe
- FIR - Found Iron Rod
- ◇ FM - Found Monument
- FPP - Found Pinch Pipe
- SIR-C - Set Iron Rod and Cap No. 22445

Date: SEPTEMBER 3, 2021 Rev.: \_\_\_\_\_

Job No.: 21-0802 Desc. File: 210802

Dwg. File: 210802.dwg Data File: 210802P

Field Book: \_\_\_\_\_ \* Sheet: 1 of 1

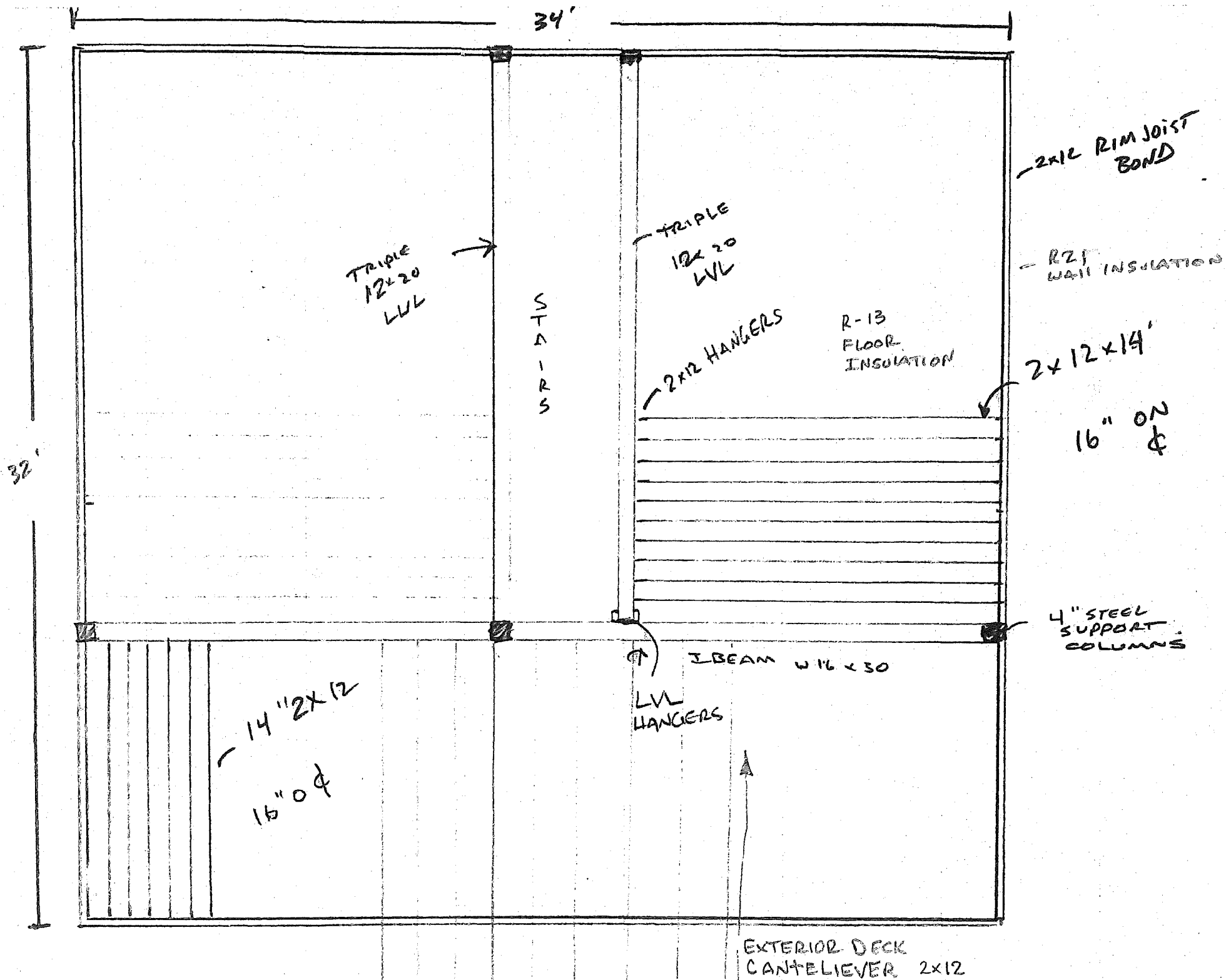


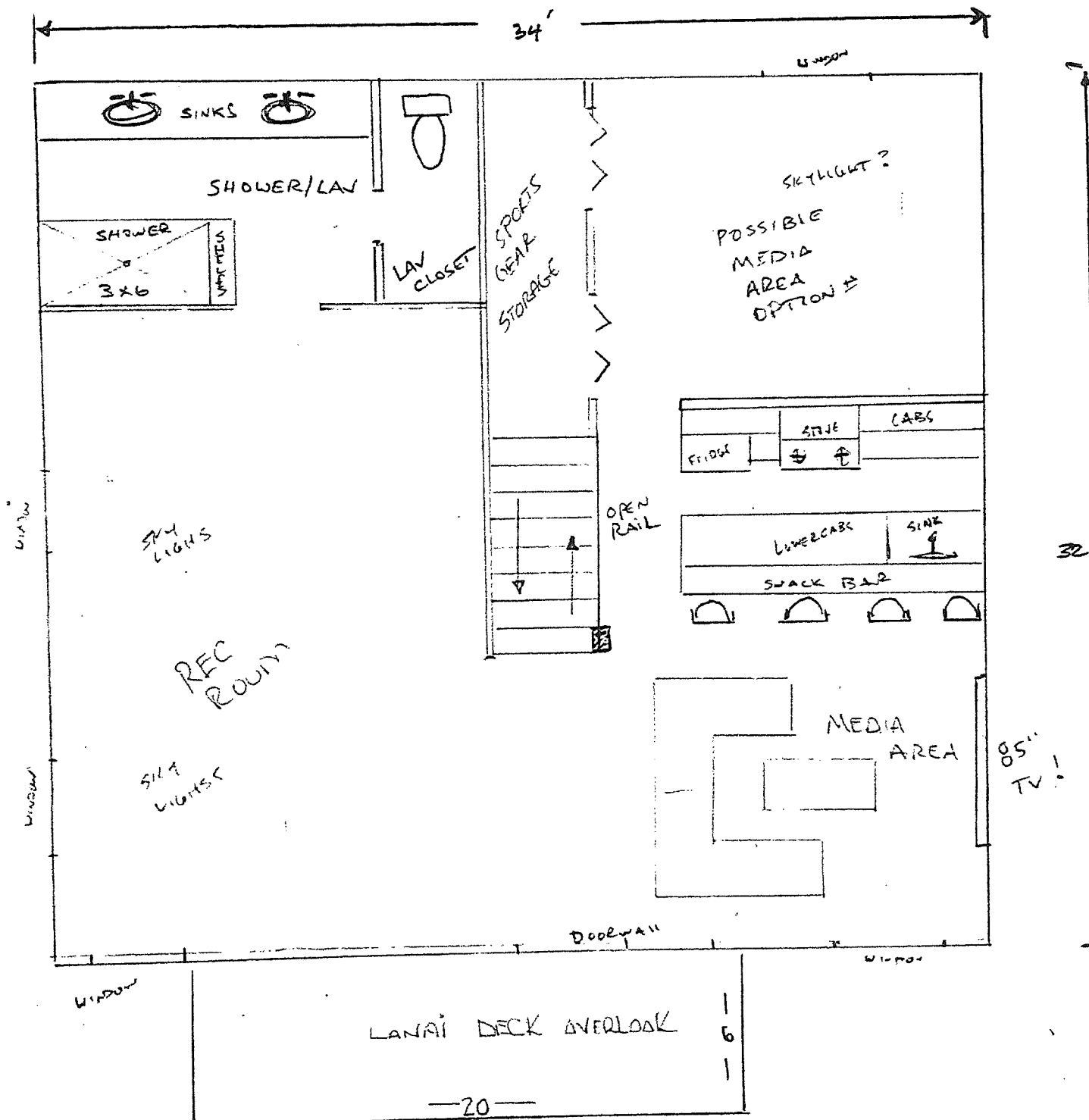
Grant J. Ward, R.L.S.  
 License No. 22445

BANASZAK ADDITION BONUS ROOM









Rik Kowall, Supervisor  
Anthony L. Noble, Clerk  
Mike Roman, Treasurer



Trustees  
Scott Ruggles  
Liz Fessler Smith  
Andrea C. Voorheis  
Michael Powell

## WHITE LAKE TOWNSHIP

7525 Highland Road • White Lake, Michigan 48383-2900 • (248) 698-3300 • www.whitelaketwp.com

September 14, 2021

Don Banaszak  
351 Hillwood Dr.  
White Lake, MI 48383

RE: Proposed 2<sup>nd</sup> story addition

Based on the submitted plans, the proposed residential addition does not satisfy the White Lake Township Clear Zoning Ordinance for R1-D zoning district.

**Article 3.1.6 of the White Lake Township Clear Zoning Ordinance:** Requires a minimum front yard setback of 30 ft and minimum side yard setback of 10 ft

The existing structure is legal non-conforming. The 0.73 acre lot contains a residential structure; having a 19.5 ft front yard setback and 5.9 ft side yard setback on the east side. The proposed second story addition would maintain the non-conformity of 10.5 ft into the front yard setback.

Approval of the building plans would be subject to a variance to the schedule of regulations, Article 7 of the White Lake Township Clear Zoning Ordinance. To be eligible for the October 28<sup>th</sup> Zoning Board of Appeals (ZBA) meeting, application must be submitted to the White Lake Township Planning Department no later than September 23<sup>rd</sup> at 4:30 PM. **A certified boundary and location survey will be required by the ZBA.** The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

Nick Spencer, Building Official  
White Lake Township

# WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

## REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** Zoning Board of Appeals  
**FROM:** Justin Quagliata, Staff Planner  
**DATE:** October 28, 2021

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**Agenda item:** 7b

**Appeal Date:** October 28, 2021

**Applicant:** Anthony Dubay

**Address:** 7785 Haley Road  
White Lake, MI 48383

**Zoning:** AG Agricultural

**Location:** 7785 Highland Road  
White Lake, MI 48383

## **Property Description**

The approximately 0.809-acre (35,250 square feet) parcel identified as 7785 Haley Road is located east of Porter Road and zoned AG (Agricultural). The existing house on the property (approximately 1,000 square feet in size) utilizes a private well for potable water and a private septic system for sanitation.

## **Applicant's Proposal**

Anthony Dubay, the applicant, is proposing to construct an addition to the rear of the house.

## **Planner's Report**

Currently the existing house is nonconforming; the structure is located 19.4 feet from the east side property line. A minimum 25-foot side yard setback is required in the AG zoning district. The parcel is nonconforming due to a 182,550 square foot deficiency in lot area and a 225-foot deficiency in lot width; in the AG zoning district the minimum lot size requirement is five acres (217,800 square feet) and the minimum lot width requirement is 300 feet.

The proposed addition is 526 square feet in size and located 19.4 feet from the east side lot line. Therefore, the applicant is requesting a 5.6-foot variance to encroach into the side yard. Also, note the building permit application indicated the total number of bedrooms would increase from two to three.

Article 7, Section 28 of the zoning ordinance states repairs and maintenance to nonconforming structures cannot exceed fifty percent (50%) of the State Equalized Valuation (SEV) in any twelve (12) consecutive months. Further, the ordinance does not allow the cubic content of nonconforming structures to be increased. Based on the SEV of the structure (\$70,290), the maximum extent of improvements cannot exceed \$35,145. The value of the proposed work is \$80,000. A variance to exceed the allowed value of improvements by 228% is requested.

The requested variances are listed in the following table.

<b>Variance #</b>	<b>Ordinance Section</b>	<b>Subject</b>	<b>Standard</b>	<b>Requested Variance</b>	<b>Result</b>
1	Article 3.1.1.F	Side yard setback	25 feet	5.6 feet (east)	19.4 feet (east)
2	Article 3.1.1.F	Minimum lot width	300 feet	225 feet	75 feet
3	Article 3.1.1.F	Minimum lot size	5 acres	182,550 square feet	35,250 square feet
4	Article 7.28.A	Nonconforming structure	50% SEV (\$35,145)	228%	\$44,855 over allowed improvements

**Zoning Board of Appeals Options:**

**Approval:** I move to approve the variances requested by Anthony Dubay from Article 3.1.1.F and Article 7.28.A of the Zoning Ordinance for Parcel Number 12-16-401-004, identified as 7785 Haley Road, in order to construct an addition that would encroach 5.6 feet into the required east side yard setback and exceed the allowed value of improvements to a nonconforming structure by 228%. A 225-foot variance from the required lot width and 182,550 square foot variance from the required lot size are also granted from Article 3.1.1.F. This approval will have the following conditions:

- The Applicant shall obtain all necessary approvals from the Oakland County Health Division prior to issuance of a building permit.
- The Applicant shall obtain all necessary permits from the White Lake Township Building Department
- A foundation certificate shall be required prior to the backfill inspection by the Building Department
- An as-built survey shall be required to verify setbacks.

**Denial:** I move to deny the variances requested by Anthony Dubay for Parcel Number 12-16-401-004, identified as 7785 Haley Road, due to the following reason(s):

**Table:** I move to table the variance requests of Anthony Dubay for Parcel Number 12-16-401-004, identified as 7785 Haley Road, to consider comments stated during this public hearing.

**Attachments:**

1. Variance application dated September 29, 2021.
2. Property survey dated September 27, 2021.
3. Property photos provided by the Applicant.
4. Letter of denial from the Building Department dated August 23, 2021.

### 7.37 STANDARDS

General variances: The Zoning Board of Appeals may authorize a variance from the strict application of the area or dimensional standard of this Ordinance when the applicant demonstrates all of the following conditions "A - E" or condition F applies.

- A. Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome. Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.
- B. Unique situation: The demonstrated practical difficult results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.

- C. Not self created: The applicants problem is not self created.
- D. Substantial justice: The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which may endanger the public safety, comfort, morals or welfare).
- E. Minimum variance necessary: The variance shall be the minimum necessary to grant relief created by the practical difficulty.
- F. Compliance with other laws: The variance is the minimum necessary to comply with state or federal laws, including but not necessarily limited to:
- i. The Michigan Right to Farm Act (P.A. 93 of 1981) and the farming activities the Act protects;
  - ii. The Americans with Disabilities Act of 1990 (as amended), and the needs of handicapped individuals the Act protects, including accessory facilities, building additions, building alterations, and site improvements which may not otherwise meet a strict application of the standards of this Ordinance.

Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

CHARTER TOWNSHIP OF WHITE LAKE  
Zoning Board of Appeals  
APPLICATION

RECEIVED

SEP 29 2021

White Lake Township Planning Department, 7525 Highland Road, White Lake, MI 48383 248-698-3300 x163

BUILDING DEPARTMENT

APPLICANT'S NAME: Anthony DuBay PHONE: 248-830-0966

ADDRESS: 7785 Haley RD

APPLICANT'S EMAIL ADDRESS: adubay10@gmail.com

APPLICANT'S INTEREST IN PROPERTY:  OWNER  BUILDER  OTHER: \_\_\_\_\_

ADDRESS OF AFFECTED PROPERTY: 7785 Haley RD PARCEL # 12 - 16-401-004

CURRENT ZONING: Agricultural PARCEL SIZE: 75-450

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: \_\_\_\_\_

VALUE OF IMPROVEMENT: \$ 60,000 SEV OF EXISTING STRUCTURE: \$ 175,000

STATE REASONS TO SUPPORT REQUEST: (ADDITIONALS SHEETS MAY BE ATTACHED)

My house is 20 feet from my property line and because of the zoning rules I can not build 25 feet from my property line. I am trying to do a small addition that will only come back 20 feet.

APPLICATION FEE: 350<sup>385</sup> (CALCULATED BY THE PLANNING DEPARTMENT)

APPLICANT'S SIGNATURE: \_\_\_\_\_ DATE: 9/29/21



SEP 29 2021

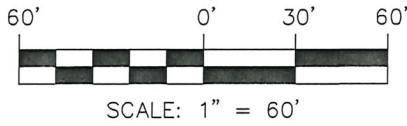
BUILDING DEPARTMENT

PROPERTY SURVEY

PG: 1 of 1

LEGAL DESCRIPTION (AS PROVIDED AND SURVEYED):

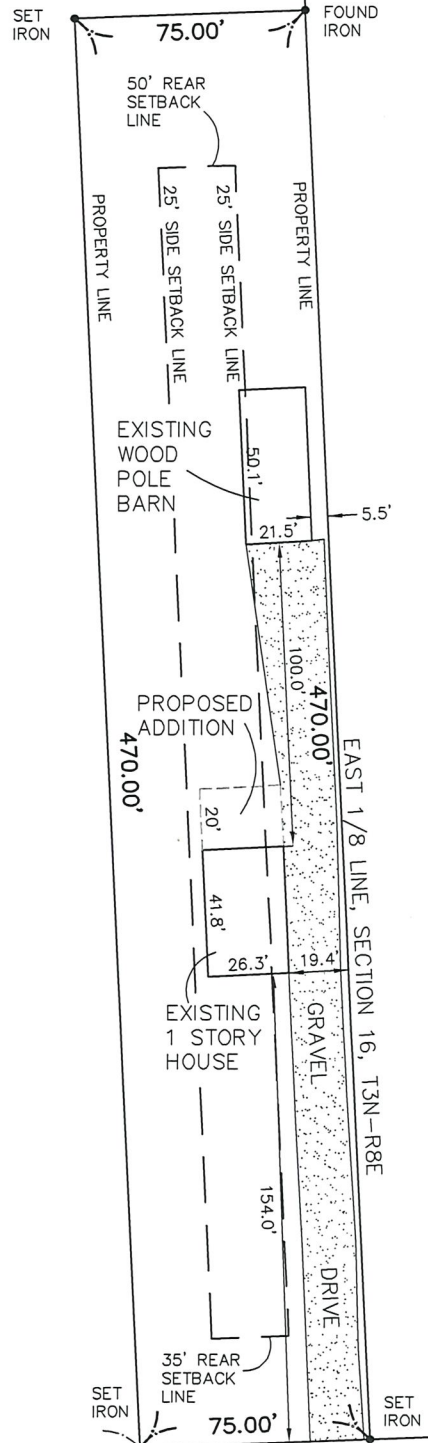
PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, T3N-R8E, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS THE SOUTH 470 FEET OF THE EAST 75 FEET.



SW. CORNER OF NORTH 1/2 OF NE 1/4, SECTION 16, T3N-R8E. FOUND PINCH BAR AS REFERENCED IN KEIFT SURVEY DATED 11-2-73 RECORDED IN LIBER 5220, PAGE 576



HALEY ROAD  
66' WIDE PUBLIC ROAD R.O.W.

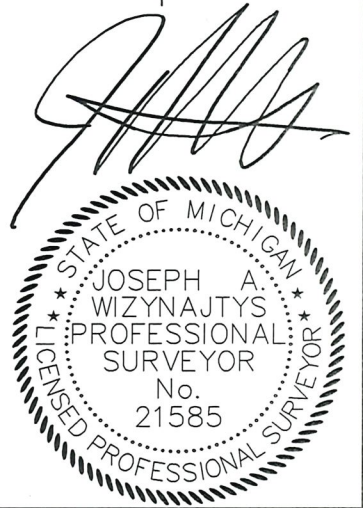


PROPERTY SURVEY FOR:  
**ANTHONY DUBAY**  
7785 HALEY RD  
WHITE LAKE, MICHIGAN

SCALE: 1"=60'	DUBAY DUBAY	DATE: 09.27.2021	REV:
DRN. BY: MJW		APPR BY: JAW	FIELD: BRENT S.



**DPS SURVEYING & ENGINEERING**  
Delta Professional Services, Inc.  
3189 MANN ROAD WATERFORD, MI 48329  
PHONE: 810.701.9418  
EMAIL: DPSINC14@MSN.COM



Item B.











Item B.



Rik Kowall, Supervisor  
Anthony L. Noble, Clerk  
Mike Roman, Treasurer



Trustees  
Scott Ruggles  
Liz Fessler Smith  
Andrea C. Voorheis  
Michael Powell

## WHITE LAKE TOWNSHIP

7525 Highland Road • White Lake, Michigan 48383-2900 • (248) 698-3300 • www.whitelaketwp.com

August 23, 2021

Anthony Dubay  
7785 Haley Rd  
White Lake, MI 48383

RE: Proposed Addition

Based on the submitted plans, the proposed residential addition does not satisfy the White Lake Township Clear Zoning Ordinance for Agricultural (AG) zoning district.

**Article 3.1.1 of the White Lake Township Clear Zoning Ordinance:** Requires a minimum side yard setback of 25 ft each side, minimum lot width of 300 ft, and minimum lot size of 5 acres.

The existing structure and lot are legal non-conforming with the 75 ft wide, 35,520 sq ft lot containing a residential structure with an approximate 15 ft side yard setback on the east side. The proposed addition would further expand the non-conformity with an approximate 17 ft side yard setback from the east side yard lot line.

Approval of the building plans would be subject to a variance to the schedule of regulations, Article 7 of the White Lake Township Clear Zoning Ordinance. To be eligible for the September 23<sup>rd</sup> zoning Board of Appeals (ZBA) meeting, application must be submitted to the White Lake Township Planning Department no later than August 26<sup>th</sup> at 4:30 PM. **A certified boundary and location survey will be required by the ZBA.** The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

Nick Spencer, Building Official  
White Lake Township

RECEIVED

SEP 29 2021

BUILDING  
DEPARTMENT



# WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

## REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** Zoning Board of Appeals  
**FROM:** Justin Quagliata, Staff Planner  
**DATE:** October 28, 2021

---

**Agenda item:** 7c

**Appeal Date:** October 28, 2021

**Applicant:** Chew Land Management – Jamie & Joe Crawford

**Address:** 3253 Owen Road  
Fenton, MI 48430

**Zoning:** GB General Business

**Location:** 10855 Highland Road  
White Lake, MI 48386

## **Property Description**

The approximately 1.17-acre parcel identified as 10855 Highland Road is located on the south side of Highland Road, east of Elizabeth Lake Road, and zoned GB (General Business).

## **Applicant's Proposal**

Chew Land Management, the applicant, is proposing to install a monument sign and multiple wall signs, as well as new outdoor lighting around the building.

## **Planner's Report**

The following eight (8) signs are proposed and require variances:

- 49.14 square foot monument sign with reader board
- 73.42 square foot sign (stripe) on the north (front) facade
- 25.77 square foot sign on the north (front) facade
- 11.87 square foot sign (canopy) on the south (rear) facade
- 53.6 square foot sign (stripe) on the east (side) facade
- 25.77 square foot sign on the east (side) facade
- 56 square foot sign (stripe) on the west (side) facade
- 26 square foot sign on the west (side) facade

In accordance with Article 5, Section 9.J.i.a, freestanding signs must be setback a minimum of ten (10) feet from the existing right-of-way. For sign size, Article 5, Section 9.J.i.b states the sign area of a freestanding sign is dependent upon the sign's setback from the existing right-of-way and the zoning district within which the sign is proposed. For single-tenant buildings in the GB district, freestanding signs are permitted two (2) square feet for each one (1) foot of setback, up to a maximum of 50 square feet in area (with a 25-foot setback). The proposed freestanding sign is seven (7) feet in height and located 12'-4" from the Highland Road right-of-way line. Based on the proposed setback, the allowed sign size is 24.66 square feet. Therefore, the applicant is seeking a 24.48 square foot variance for the sign size and a 12.24-foot variance for the sign setback.

The zoning ordinance requires freestanding signs to be installed on a decorative masonry base utilizing materials such as brick, decorative (split face) masonry block, stone, or the like. This base must be a minimum of two (2) feet in height from the finished grade. The proposed faux white brick base is 23 inches in height; therefore, a one (1) inch variance is required.

The zoning ordinance defines the term "sign" to mean and include every device, frame, letter, figure, character, mark, plane, point, design, picture, stroke, stripe, trademark, or reading matter, which is used or intended to be used to attract attention or convey information to the general public. Therefore, the proposed stripe on the building is considered a sign and requires variances.

In accordance with Article 5, Section 9.J.ii.b, a maximum of one (1) wall sign is permitted for each principal building. The one permitted wall sign must be located flat against the building's front facade or parallel to the front facade on a canopy. The zoning ordinance states canopy signs are considered wall signs for purposes of calculating total size of signage permitted. Two wall signs are proposed on the front facade of the building. Article 5, Section 9.J.ii.a states the total area of all wall signs shall not exceed 10% of the front facade of the building. The maximum amount of signage allowed on the front facade of the building is 69 square feet. For the front facade, 99.19 square feet of signage is proposed among two signs. Therefore, the applicant is requesting a variance of 30.19 square feet and a variance for an additional wall sign.

On the south facade of the building, 11.87 square feet of signage is proposed (canopy sign). Based on the Township sign standards, no wall sign shall be located on a rear facade. As no sign is permissible on a rear facade, the applicant is requesting a variance to allow a wall sign on the south facade.

On the east facade of the building, 79.37 square feet of signage is proposed among two signs. On the west facade of the building, 82 square feet of signage is proposed among two signs. Based on the Township sign standards, in no case shall more than one wall sign be located on a facade, and only one wall sign may be located on a building (on the front facade). The aforementioned provision is applicable to the variance requests on all facades of the building. Therefore, the applicant is requesting four variances to install wall signs on the east and west facades of the building (2 signs = 2 variances per side).

Overall, for wall signage, 272.43 square feet of signage is proposed among seven signs on the building. Only one wall sign is permitted on the front facade, and 69 square feet of signage is permissible.

The proposed canopy luminaries exceed the maximum footcandle level. A footcandle is a measure of light falling upon a given surface. One footcandle is equal to one lumen per square foot. For purposes of outdoor lighting, footcandles are measured at approximately six feet above grade. The submitted lighting plan did not provide the height level where measurements were taken.

The Township's performance standards limit the average footcandles at a building to five (5). Furthermore, the zoning ordinance requires lights underneath canopies to be fully recessed into the canopy to minimize glare from the light source. Three (3) surface-mount luminaries are proposed, and the average footcandle level at the canopies is 15. Therefore, the applicant is requesting a variance of 10 footcandles for each of the three proposed luminaries (10 footcandle variance/luminaire x 3 luminaries = 30 footcandles).

The submitted lighting plan shows noncompliant illuminance levels at the property lines. Illuminance is the amount of light falling on any point of a surface measured in footcandles. The revised site plan notes the existing site light pole lamps to remain. A lamp is the component of a luminaire producing the actual light (also known as a "bulb").

The requested variances are listed in the following table.

<b>Variance #</b>	<b>Ordinance Section</b>	<b>Subject</b>	<b>Standard</b>	<b>Requested Variance</b>	<b>Result</b>
1	Article 5.9.J.i.a	Sign setback	10 feet min.	12.24 feet (49.14 square foot sign)	12.33 feet
2	Article 5.9.J.i.a	Minimum sign base height	2 feet min.	1 inch	23 inches
3	Article 5.9.J.i.b	Maximum size of signs	50 square feet max.	24.48 square feet (12.33-foot setback)	49.14 square feet
4	Article 5.9.J.ii.a	Maximum size of signs	10% of front facade	30.19 square feet	99.19 square feet
5	Article 5.9.J.ii.b	Maximum Number of Signs	1 wall sign	1 wall sign (front facade)	2 wall signs
6	Article 5.9.J.ii.b	Maximum Number of Signs	0 wall signs	1 wall sign (rear facade)	1 wall sign (11.87 square feet)
7	Article 5.9.J.ii.b	Maximum Number of Signs	0 wall signs	1 wall sign (east facade)	wall sign #1 (east) (25.77 square feet)
8	Article 5.9.J.ii.b	Maximum Number of Signs	0 wall signs	1 wall sign (east facade)	wall sign #2 (east) (53.6 square feet)
9	Article 5.9.J.ii.b	Maximum Number of Signs	0 wall signs	1 wall sign (west facade)	wall sign #1 (west) (26 square feet)
10	Article 5.9.J.ii.b	Maximum Number of Signs	0 wall signs	1 wall sign (west facade)	wall sign #2 (west) (56 square feet)
11	Article 5.18.G	Footcandle Limit	5 footcandles (building)	10 footcandles	15 footcandles (luminaire #1)
12	Article 5.18.G	Footcandle Limit	5 footcandles (building)	10 footcandles	15 footcandles (luminaire #2)
13	Article 5.18.G	Footcandle Limit	5 footcandles (building)	10 footcandles	15 footcandles (luminaire #3)

## Zoning Board of Appeals Options:

**Approval:** I move to approve the variances requested by Chew Land Management from Article 5.9.J.i.a, Article 5.9.J.i.b, Article 5.9.J.ii.a, Article 5.9.J.ii.b, and Article 5.18.G of the Zoning Ordinance for Parcel Number 12-22-301-007, identified as 10855 Highland Road, in order to install a 49.14 square foot monument sign that would be located 12’-4” from the road right-of-way line, a second wall sign on the front facade of the building and exceeding the allowed signage by 30.19 square feet, one, 11.87 square foot sign on the rear facade of the building, one, 25.77 square foot sign and one, 53.6 square foot sign on the east facade of the building, and one, 26 square foot sign and one, 56 square foot sign on the west facade of the building. Three variances (one per each of the three proposed luminaries) to exceed the allowed footcandle limit by 10 footcandles are granted from Article 5.18.G. This approval will have the following conditions:

- The Applicant shall obtain all necessary permits from the White Lake Township Building Department.
- No additional signage shall be permitted on the building or site.
- Any future modification to signage on the building or site, except for eliminating signage, shall require approval of the Zoning Board of Appeals.
- No additional outdoor lighting shall be permitted on the building or site.
- Any future modification to outdoor lighting on the building or site, except for eliminating outdoor lighting, shall require approval of the Zoning Board of Appeals.

**Denial:** I move to deny the variances requested by Chew Land Management for Parcel Number 12-22-301-007, identified as 10855 Highland Road, due to the following reason(s):

**Table:** I move to table the variance requests of Chew Land Management for Parcel Number 12-22-301-007, identified as 10855 Highland Road, to consider comments stated during this public hearing.

## Attachments:

1. Variance application dated September 30, 2021.
2. Site plan dated April 22, 2021 (revision date September 17, 2021).
3. Exterior elevations dated July 13, 2021 (revision date August 31, 2021).
4. Monument sign drawing dated July 1, 2021.
5. Monument sign footing detail dated August 31, 2021.
6. Wall signs details dated August 3, 2017.
7. Lighting fixture specification sheet.

### 7.37 STANDARDS

General variances: The Zoning Board of Appeals may authorize a variance from the strict application of the area or dimensional standard of this Ordinance when the applicant demonstrates all of the following conditions "A - E" or condition F applies.

- A. Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome. Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.
- B. Unique situation: The demonstrated practical difficult results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.

- C. Not self created: The applicants problem is not self created.
- D. Substantial justice: The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which may endanger the public safety, comfort, morals or welfare).
- E. Minimum variance necessary: The variance shall be the minimum necessary to grant relief created by the practical difficulty.
- F. Compliance with other laws: The variance is the minimum necessary to comply with state or federal laws, including but not necessarily limited to:
- i. The Michigan Right to Farm Act (P.A. 93 of 1981) and the farming activities the Act protects;
  - ii. The Americans with Disabilities Act of 1990 (as amended), and the needs of handicapped individuals the Act protects, including accessory facilities, building additions, building alterations, and site improvements which may not otherwise meet a strict application of the standards of this Ordinance.

Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

# CHARTER TOWNSHIP OF WHITE LAKE Zoning Board of Appeals APPLICATION

White Lake Township Planning Department, 7525 Highland Road, White Lake, MI 48383 248-698-3300 x163

APPLICANT'S NAME: CHEW LAND MGMT - Jamie&Joe Crawford PHONE: 8107509558

ADDRESS: Lake Fenton Mgmt: 3253 Owen Road, Fenton, MI 48430

APPLICANT'S EMAIL ADDRESS: Crawfordarby@yahoo.com

APPLICANT'S INTEREST IN PROPERTY:  OWNER  BUILDER  OTHER: \_\_\_\_\_

ADDRESS OF AFFECTED PROPERTY: 10855 Highland Road PARCEL # 12 - 22-301-007

CURRENT ZONING: GB:General Business PARCEL SIZE: 1.17Ac

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: Signs: Sect 5.9.J.i.4:sign base hgt.  
Sect 5.9.J.i sign setback. Sect 5.12.J.ii. total area of all building signs. Sect 5.18.G canopy light FC

VALUE OF IMPROVEMENT: \$ 12,500 SEV OF EXISTING STRUCTURE: \$ \_\_\_\_\_

Existing building, exterior remodel to current Arby's corporate standards

STATE REASONS TO SUPPORT REQUEST: (ADDITIONALS SHEETS MAY BE ATTACHED)

Sign base height proposed of 24" base -only 1" over the reqd 23". Typical masonry sizing - see supplement info

Sign location- setback, reusing existing sign location- see C1.2 dated 09.17.21

Total area of building signs; Red band on 3 facades. Proposed Awnings over 2 entrances and  
over drive thru window. Arby's trademark design required by corporate - see A2.2&A2.3&Ax1.0 09.17.21

Sect. 5.18.G Canopy foot candle level, Qty of (3) proposed 25 W level exceeds req'd 15 FC: Typical canopy  
light fixture - surface mounted and low glare - see supplement info.

APPLICATION FEE: \$440.00 (CALCULATED BY THE PLANNING DEPARTMENT)

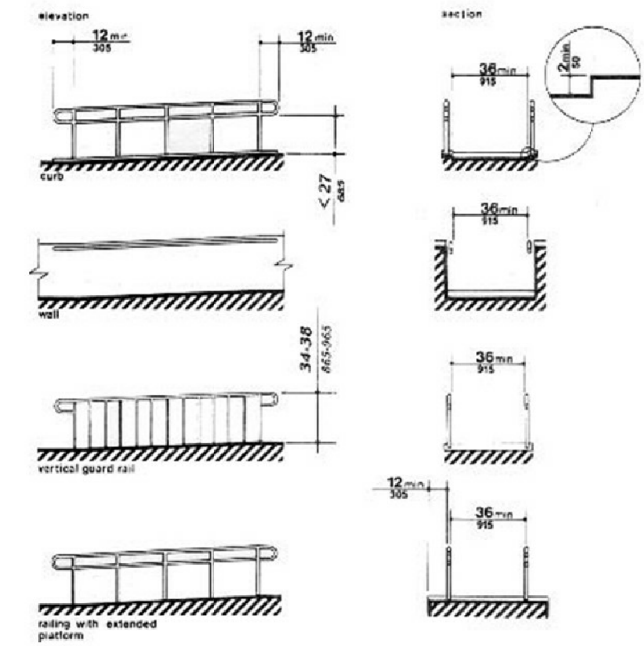
APPLICANT'S SIGNATURE: [Signature] DATE: 9/30/21





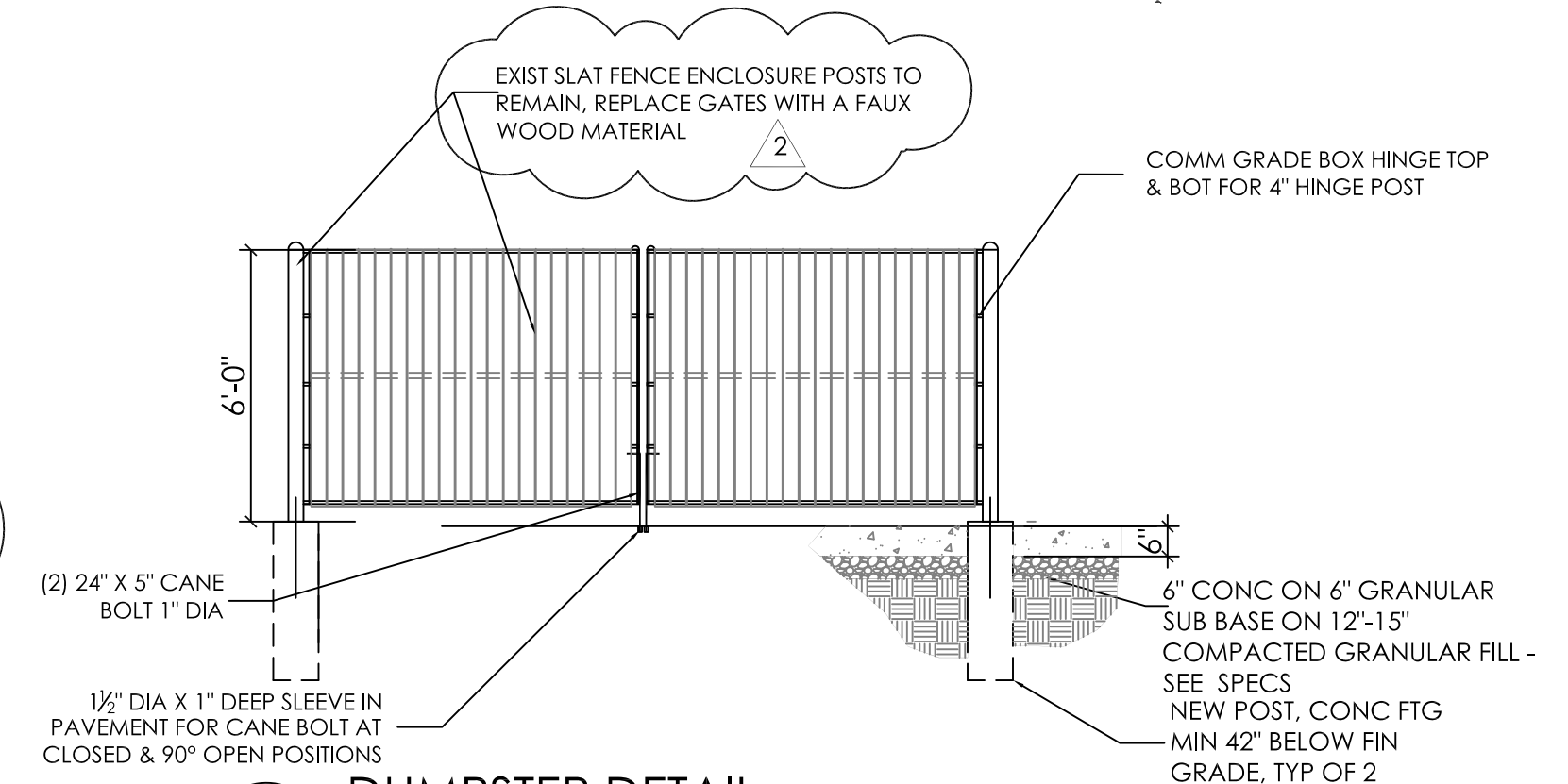
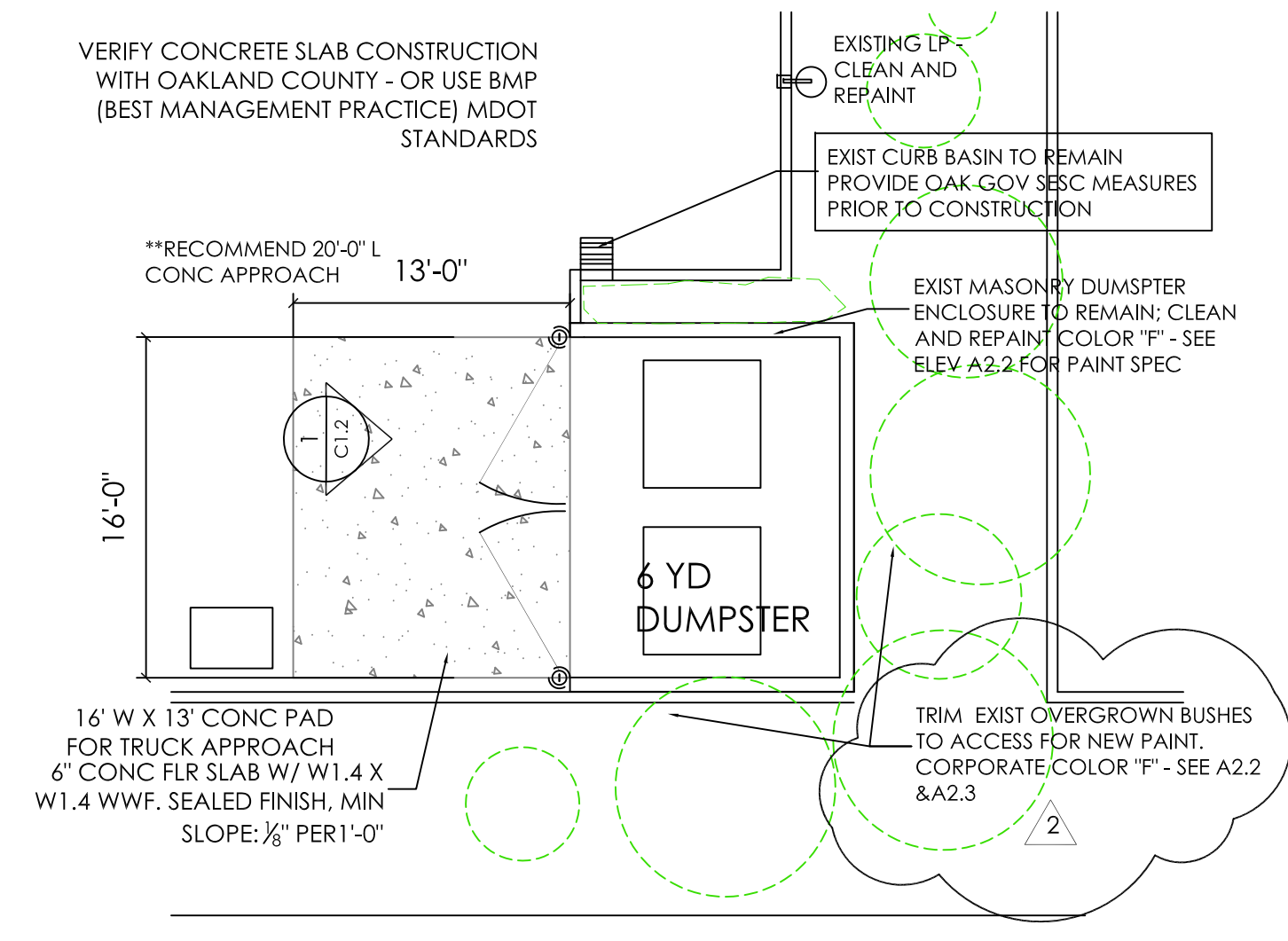
**4.8.5\* Handrails**  
 If a ramp run has a rise greater than 6 in (150 mm) or a horizontal projection greater than 72 in (1830 mm), then it shall have handrails on both sides. Handrails are not required on curb ramps or adjacent to seating in assembly areas. Handrails shall comply with 4.26 and shall have the following features:

- (1) Handrails shall be provided along both sides of ramp segments. The inside handrail on switchback or dogleg ramps shall always be continuous.
- (2) If handrails are not continuous, they shall extend at least 12 in (305 mm) beyond the top and bottom of the ramp segment and shall be parallel with the floor or ground surface.



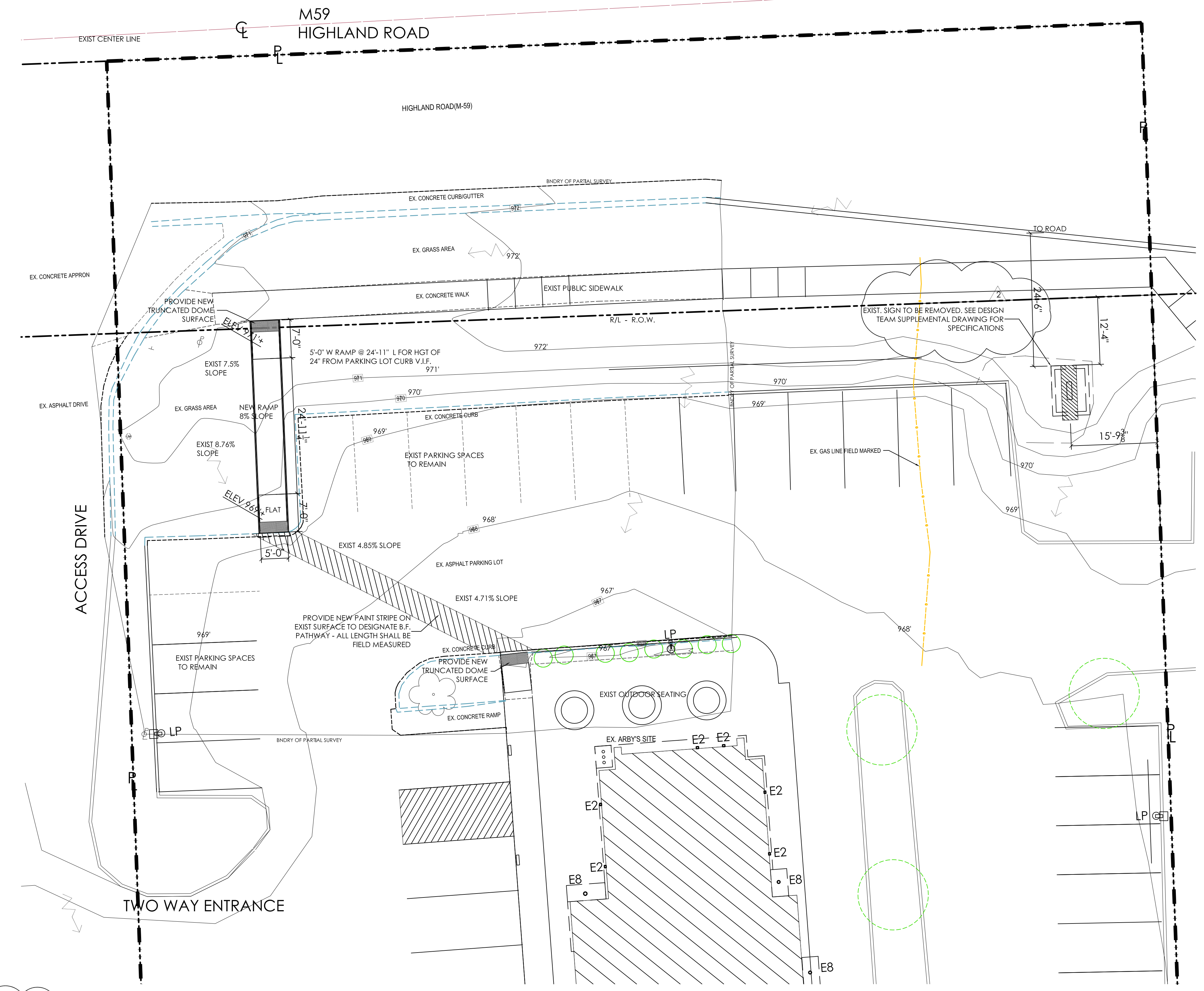
- (3) The clear space between the handrail and the wall shall be 1 - 1/2 in (38 mm).
- (4) Gripping surfaces shall be continuous.
- (5) Top of handrail gripping surfaces shall be mounted between 34 in and 38 in (865 mm and 965 mm) above ramp surfaces.
- (6) Ends of handrails shall be either rounded or returned smoothly to floor, wall, or post.

**ANSI A117 B.F. RAMP HANDRAIL REQ'T**



**A DUMPSTER PLAN**  
 SCALE: 1/8" = 1'-0"

**1 DUMPSTER DETAIL**  
 SCALE: 1/4" = 1'-0"



**B PARTIAL SITE PLAN**  
 SCALE: 3/32" = 1'-0"

NOTE TO G.C. - ALL EXISTING SITE SHALL BE FIELD MEASURED PRIOR TO COST TAKEOFF & NEW CONSTRUCTION  
 SCHEMATIC PROPOSAL FOR A NEW RAMP TO EXISTING PUBLIC SIDEWALK - ALL TOPOGRAPHY SHALL BE ESTABLISHED PRIOR TO CONSTRUCTION  
 SEE ANSI SECT 405 RAMP DESIGN STANDARDS  
 THIS SITE DWG HAS THE CURRENT SITE SURVEY INFO PROVIDED BY MANNIK SMITH GROUP, DATED 08.04.21

- 1 REVISION #1 - 08-31-21 S.P.R. ITEMS
- 2 REVISION #2 - 09-17-21 VARIANCE REQUEST ITEMS

Item C.

SITE DETAILS  
 CODE INFO

NOTE: ALL ATTEMPT HAS BEEN MADE TO PROVIDE AN ACCURATE REPRESENTATION OF THIS STRUCTURE. CONSTRUCTION NOTIFY ARCHITECT OF ANY DISCREPANCIES.  
 Arby's Store #6535 - Old style: 3094 (1995-1998)  
 Contact: JOE / JAMIE CRAWFORD: 810-750-3423  
 CRAWFORDBARBY@YAHOO.COM

PROPOSED RENOVATION FOR:  
**ARBYS OF WHITE LAKE TWP**  
 Arby's #6535 10855 HIGHLAND ROAD, WHITE LAKE MI 48386  
 White Lake Charter Township, Oakland County

REV	DATE	DESCRIPTION
1	04-29-21	Progress set
2	05-05-21	Progress set 2 new dwgs
3	05-14-21	Corp rev. rev set #3
4	06-01-21	Ramp Options - code rev
5	06-02-21	ramp. dg demo. elev mat
6	06-15-21	Bldg. Permit review
7	08-16-21	Owner review preliminary
8	08-20-21	Plot for road sign
9	08-24-21	Plot for road sign
10	08-31-21	WL Twp S.P.R. submittal
11	09-17-21	VARIANCE REQUEST

DRAWN BY: C. BALL  
 DATE: 04-22-21  
 JOB NUMBER:  
 APPROVED BY:

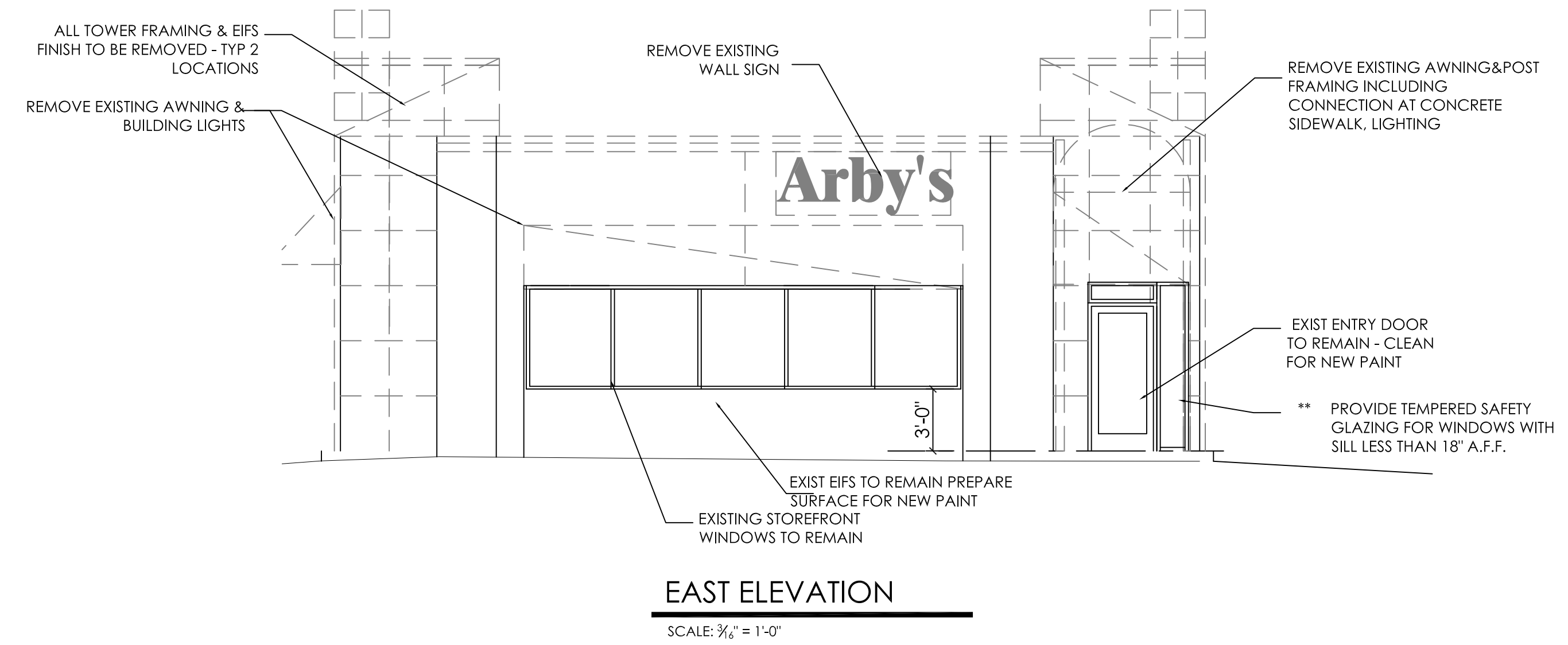
SHEET NUMBER:  
**C 1.2**

# INSPIRE GENERAL DESIGN NOTES

COORDINATE THESE DESIGN ELEMENTS WITH THE "SULIC" AGREEMENT PREPARED BY THE CORPORATE CONSULTANT

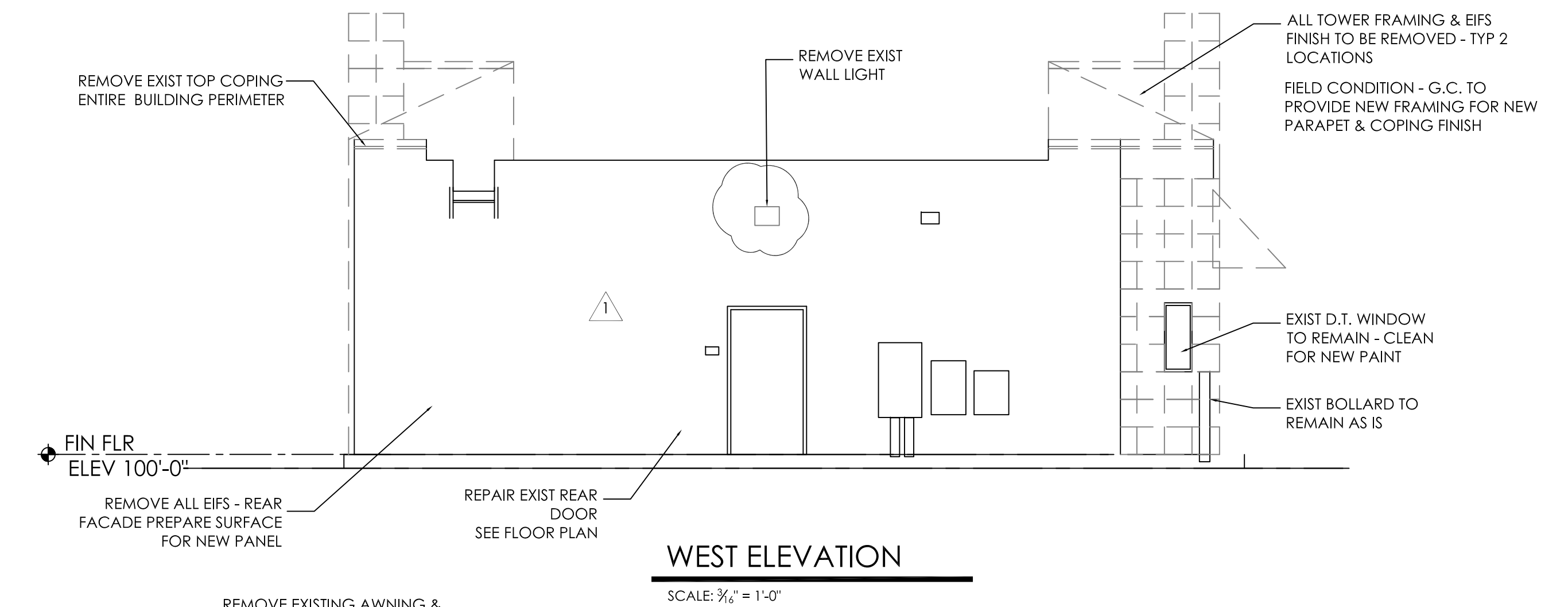
- 1) REMOVE CANOPY AND POSTS FROM SIDE OF BUILDING, IF EXISTING
- 2) REMOVE EXISTING AWNINGS
- 3) REMOVE PARAPET WALLS AT DRIVE THRU AND MAIN ENTRY
- 4) PATCH AND REPAIR EXISTING EIFS AS CONDITION REQUIRES
- 5) REMOVE EIFS IN AREAS TO RECEIVE NEW BRICK PATTERN OR GROOVED EIFS
- 6) REMOVE EXISTING BUILDING LIGHTING. PATCH + REPAIR WALL AS REQUIRED. PREPARE SURFACE TO RECEIVE NEW PROTOTYPICAL INSPIRE FINISH
- 7) REPLACE ANY STORE FRONT WINDOWS THAT ARE IN POOR CONDITION, I.E. CRACKED, FOGGED UP, OR HEAVY STAINED, SCRATCHED. EXISTING WINDOW FRAMES CAN BE REUSED IF IN GOOD CONDITION.

- 8) REMOVE EXISTING COPING. PREPARE TOP OF WALL TO RECEIVE NEW PROTOTYPICAL INSPIRE FINISH
- 9) DRIVE THRU WINDOW MUST BE HANDS FREE AND IN GOOD CONDITION AND OPERATIONAL
- 10) REMOVE EXISTING ARBY'S SIGNAGE. PATCH WALL AS REQUIRED. PREPARE SURFACE TO RECEIVE NEW PROTOTYPICAL INSPIRE FINISH
- 11) EXISTING EXTERIOR DOORS AT VESTIBULE TO BE REVIEWED FOR ACCESSIBILITY BY ARCHITECT OF RECORD. REPLACE DOORS AS REQUIRED
- 12) REFER TO SUCCESSOR LICENSING FOR SCOPE OF WORK FOR REAR DOOR REQUIREMENTS
- 13) REMOVE ANY EXISTING OVER FRAMING FOR OLD EIFS



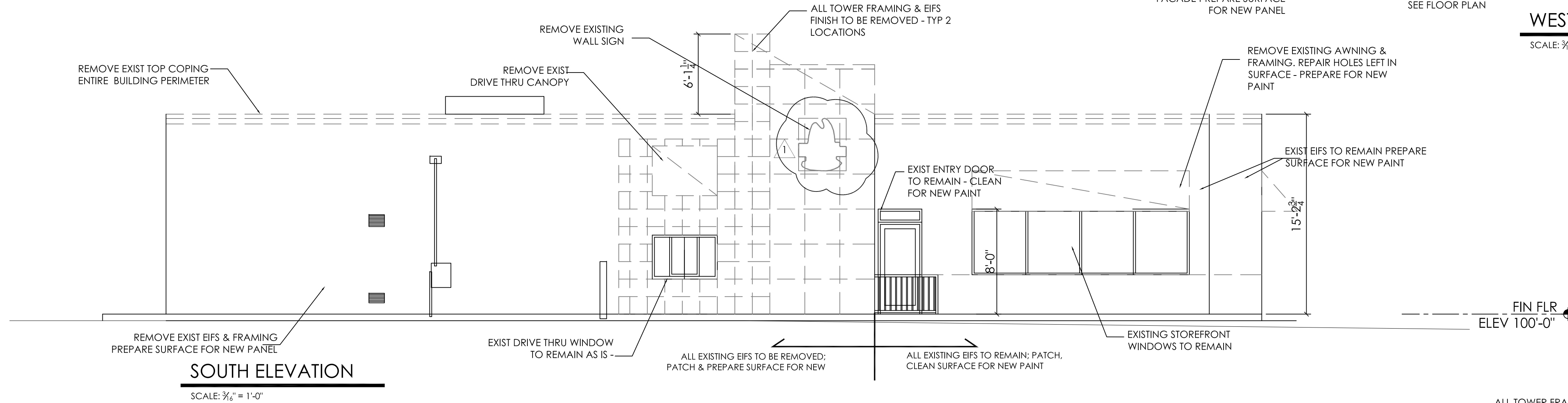
**EAST ELEVATION**

SCALE: 3/8" = 1'-0"



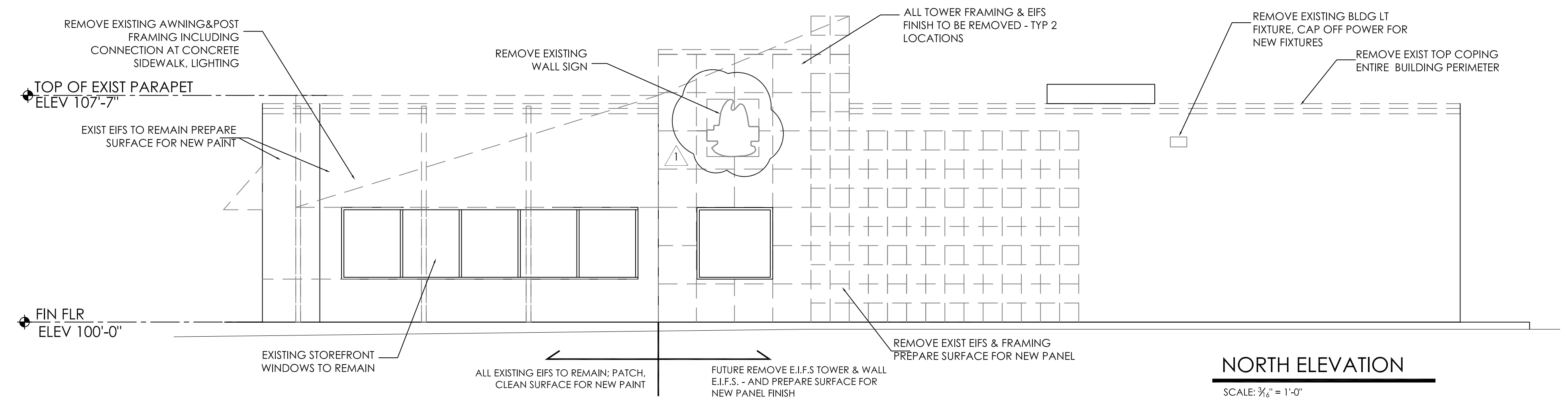
**WEST ELEVATION**

SCALE: 3/8" = 1'-0"



**SOUTH ELEVATION**

SCALE: 3/8" = 1'-0"



**NORTH ELEVATION**

SCALE: 3/8" = 1'-0"

EXIST ELEVATIONS  
DEMOLITION NOTES  
DETAILS

NOTE: ALL ATTEMPT HAS BEEN MADE TO PROVIDE AN ACCURATE REPRESENTATION OF THIS STRUCTURE. CONSTRUCTION NOTIFY ARCHITECT OF ANY DISCREPANCIES.

Arby's Store #6535 - Old style: 3094 (1995-1998)

Contact: JOE / JAMIE CRAWFORD: 810-750-3423  
CRAWFORDARBYS@YAHOO.COM

PROPOSED RENOVATION FOR:  
**ARBYS OF WHITE LAKE TWP**

Arby's #6535 10855 HIGHLAND ROAD, WHITE LAKE MI 48386  
White Lake Charter Township, Oakland County

REV	DATE	DESCRIPTION
6	07-28-21	Owner review
5	06-16-21	Bldg Permit Review
4	06-02-21	rmtp, dg demo, elev mail
3	05-14-21	Corp rev. set #3
2	05-05-21	Progress Set 2
1	04-29-21	Progress Set
7	08-31-21	Rev #1 for WE, S.P.R.
8	09-17-21	Variance request

DRAWN BY: C. BALL  
DATE: 03-5-21  
JOB NUMBER:  
APPROVED BY:

SHEET NUMBER:  
**A**  
**2.1**

**PAINT SPECIFICATION**

Exterior Paint Specifications	Inspire
<b>Arby's color designation</b> (Sherwin Williams color designation) <b>Arby's tag designation &lt;D&gt;</b> (this is a red color that is a close color match for the metal red canopy) SW #6899 "Stop"	<b>Substrate(s)</b> E.I.F.S. (Dryvit), stucco, concrete block, cementitious material, Hardi-Panel <b>Finish:</b> Pro Industrial DTM Acrylic Gloss, B96-1000 Series NOTE: Apply SherClear 1K Acrylic Clear Coat for additional UV protection. B95C Series <b>Primer:</b> Bond-Plex Waterbased Acrylic Coating, B71-200 Series NOTE: Apply SherClear 1K Acrylic Clear Coat for additional UV protection. B95C Series <b>Primer:</b> A-100 Exterior Latex Primer B24W08041 <b>Finish:</b> Pro Industrial DTM Acrylic Gloss, B96-1000 Series NOTE: Apply SherClear 1K Acrylic Clear Coat for additional UV protection. B95C Series <b>Primer:</b> Bond-Plex Waterbased Acrylic Coating, B71-200 Series NOTE: Apply SherClear 1K Acrylic Clear Coat for additional UV protection. B95C Series
<b>Arby's tag designation &lt;F&gt;</b> SW #7224 "Functional Gray"	<b>Substrate(s)</b> E.I.F.S. (Dryvit), stucco, concrete block, cementitious material, Hardi-Panel <b>Finish:</b> Pro Industrial DTM Acrylic Gloss, B96-1250 Series <b>Primer:</b> Exterior Latex Wood Primer B24W08041 <b>Finish:</b> A100 Exterior Acrylic Satin, A82W151 Series Color: Loxon Self-Cleaning, Flat, LX13 Series <b>Primer:</b> Bond-Plex Waterbased Acrylic Coating, B71-200 Series NOTE: Apply SherClear 1K Acrylic Clear Coat for additional UV protection. B95C Series
<b>Arby's tag designation &lt;C&gt;</b> SW #2808 "Rookwood Dark Brown"	<b>Substrate(s)</b> E.I.F.S. (Dryvit), stucco, concrete block, cementitious material, Hardi-Panel <b>Finish:</b> Pro Industrial DTM Acrylic EggShell, B96-1250 Series <b>Primer:</b> Exterior Latex Wood Primer B24W08041 <b>Finish:</b> A100 Acrylic Satin, A82W151 Series

Exterior Paint Specifications	Inspire
<b>Arby's color designation</b> (Sherwin Williams color designation) <b>Arby's tag designation &lt;K&gt;</b> SW #7005 "Pure White"	<b>Substrate(s)</b> E.I.F.S. (Dryvit), stucco, concrete block, cementitious material, Hardi-Panel <b>Finish:</b> Pro Industrial DTM Acrylic Gloss, B96-1000 Series NOTE: Apply SherClear 1K Acrylic Clear Coat for additional UV protection. B95C Series <b>Primer:</b> Bond-Plex Waterbased Acrylic Coating, B71-200 Series NOTE: Apply SherClear 1K Acrylic Clear Coat for additional UV protection. B95C Series <b>Primer:</b> A-100 Exterior Latex Primer B24W08041 <b>Finish:</b> A100 Acrylic Satin, A82W151 Series

**WHITE LAKE TWP ZONING ORDINANCE**

**SECTION 6 DEVELOPMENT PROCEDURES:**  
 E. Architecture Character Requirements. M59 conform to: i. Exterior building materials shall be composed primarily of low maintenance material, such as masonry, stone, brick, glass or equivalent materials.  
 v. Side and Rear facade Design. Wherever a side or rear facade is visible from a street, or if parking is located at the side or rear of a building, the facade shall be designed to create a pleasing appearance, using materials and architecture features similar to those present on the front of the building.

**FACADE DEVELOPMENT:**

**NORTH FACADE (front):** Red "Eyebrow" over window + (reused) Hat = 91.6 sf  
**SOUTH FACADE (rear):** window and door awning = 19 sf  
**WEST FACADE (entrance):** Red eyebrow 56 sf + Letter sign above 26 = 82 sf  
**EAST FACADE (drive thru):** Red eyebrow + reused Hat = 64.6 sf + window awning 12 = 76.6 sf  
**Total (red + sign) = 269 SF**  
 08-24-21 S.P.R. White Lake

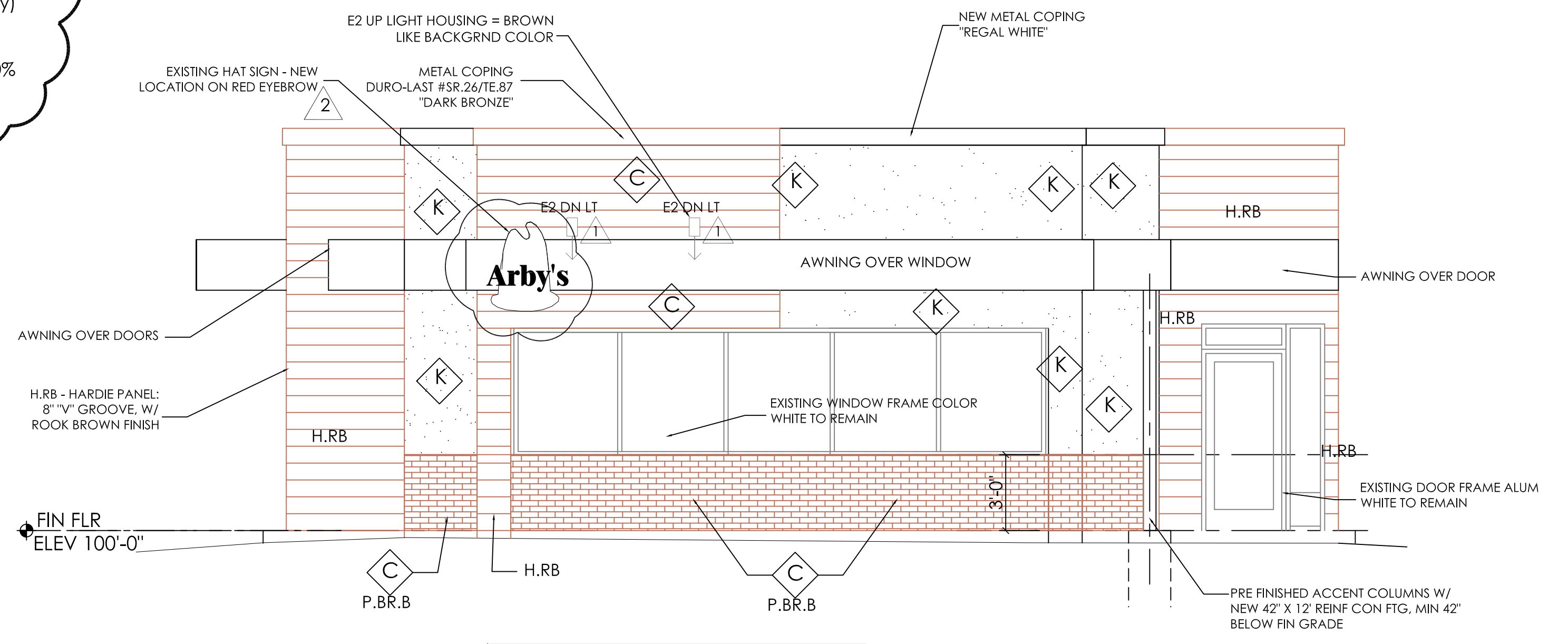
**VARIANCE REQUEST - BLDG SIGNAGE**

**WHITE LAKE TWP ORDINANCE - CLEAR ZONING**

- 1)SECT. 5.12.ii.a - Wall sign area: maximum size of any individual sign = 200 sf - NO Variance required
- 2)SECT 5.12.ii.b - Exception: When building has 2 street frontage a second wall sign permitted along thoroughfare. Additional "Hat" on red eyebrow (canopy) allowed on Entrance sign - No Variance required
- 3)5.12.J.ii - Total area of all wall signs not to exceed 10% of front facade area. Exist bldg facade = 66 SF. Therefore variance request - additional 203 SF

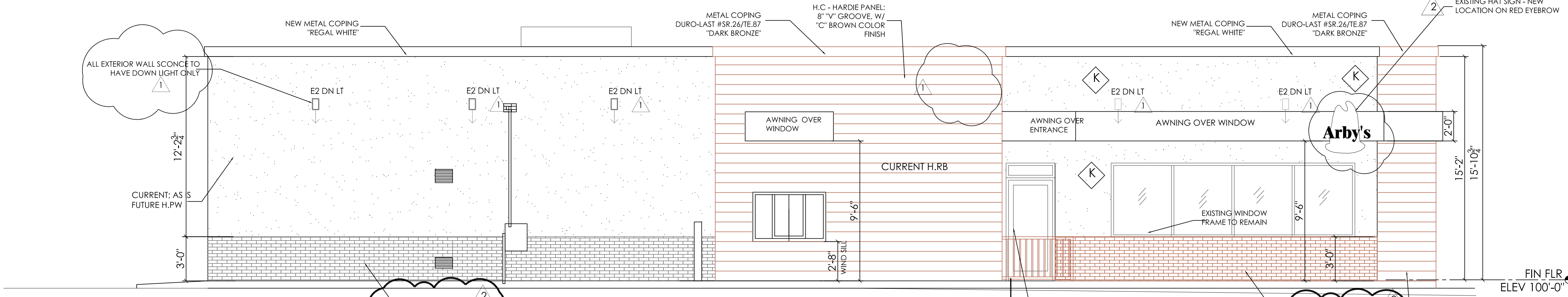
**EXTERIOR MATERIAL SPECIFICATION**

METALS			
A	EXCEPTIONAL METALS/ DURO-LAST	TWO-PIECE SNAP-ON METAL COPING REGAL WHITE/ DURO-LAST #SR.70/TE.87	OR EQUAL
B	EXCEPTIONAL METALS/ DURO-LAST	TWO-PIECE SNAP-ON METAL COPING DARK BRONZE/ DURO-LAST #SR.26/TE.87	OR EQUAL
C	PRE-FABRICATED CANOPY/BAND	SHERWIN WILLIAMS SW #6869 "STOP"	--
D	PRE-FABRICATED POST	PRODUCT CODE: 9840-80957R PRODUCT NAME: FC SD RAL 8017 CHOC. BROWN	--
HARDIE PANEL SPECS			
H.RB	HARDIE PANEL	SW "ROOKWOOD BROWN" - WITH 8" REVEAL PATTERN	PANEL DETAILS AVAILABLE IN PDF FORMAT
H.S	HARDIE PANEL	SW "STOP" - SMOOTH FINISH	
H.FG	HARDIE PANEL	SW "FUNCTIONAL GRAY" - STUCCO LOOK	
H.PW	HARDIE PANEL	SW "PURE WHITE" - STUCCO LOOK (BRICK PATTERN NOW OPTIONAL)	
P.BR.G	MANUF	BRICK PATTERN - COLOR SIM TO "FUNCTIONAL GRAY" - SPEC XX	
P.BR.B	MANUF	BRICK PATTERN - COLOR SIM TO "ROOKWOOD BROWN" - SPEC XX	



**NORTH ELEVATION PROPOSED**

SCALE: 1/4" = 1'-0"  
 ELEVATION MATERIAL NOTE: "FUTURE H.P.W" REFERS TO WHEN THIS MATERIAL BECOMES AVAILABLE - GENERAL CONTRACTOR WILL INSTALL



**EAST ELEVATION PROPOSED**

SCALE: 1/4" = 1'-0"  
 ELEVATION MATERIAL NOTE: "FUTURE H.P.W" REFERS TO WHEN THIS MATERIAL BECOMES AVAILABLE - GENERAL CONTRACTOR WILL INSTALL

NEW ELEVATIONS  
 FINISH NOTES  
 DETAILS

NOTE: ALL ATTEMPT HAS BEEN MADE TO PROVIDE AN ACCURATE REPRESENTATION OF THIS STRUCTURE. RED CHECK ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.  
 ARBY'S STORE # 6535 - Old style: 3074 (1995-1998)  
 Contact: JOE JAMIE CRAWFORD: 810-750-3423  
 CRAWFORDARBY@YAHOO.COM

PROPOSED RENOVATION FOR:  
**ARBY'S OF WHITE LAKE TWP**  
 Arby's #6535 10855 HIGHLAND ROAD, WHITE LAKE MI 48386  
 White Lake Charter Township, Oakland County

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
6	07-27-21	Owner rev proposal elev's	1	04-29-21	Progress Set
5	06-16-21	Bldg Permit review	2	05-05-21	Progress Set 2 rev elev
4	06-02-21	rimp. dig demo, elev mail	3	05-14-21	Corp review, set #3
3	05-14-21	Corp review, set #3	4	08-31-21	Vl. Rev #1 admin S.P.R.
2	05-05-21	Progress Set 2 rev elev	5	08-24-21	Owner review
1	04-29-21	Progress Set	6	07-29-21	Owner review

DRAWN BY: C. BALL  
 DATE: 03-25-21  
 JOB NUMBER:  
 APPROVED BY:

SHEET NUMBER:  
**A**  
**2.2**

- 1 REVISION #1 - 08-31-21 S.P.R. ITEMS
- 2 REVISION #2 - 09-17-21 VARIANCE REQUEST ITEMS

VARIANCE REQUEST - BLDG SIGNAGE

WHITE LAKE TWP ORDINANCE - CLEAR ZONING

- 1)SECT: 5.12.ii.a - Wall sign area: maximum size of any individual sign = 200 sf - NO Variance required
- 2)SECT 5.12.ii.b - Exception: When building has 2 street frontage a second wall sign permitted along thoroughfare. Additional "Hat" on red eyebrow (canopy) allowed on Entrance sign - No Variance required
- 3)5.12.J.ii - Total area of all wall signs not to exceed 10% of Front facade area. Exist bldg facade = 66 SF. Therefore variance request - additional 203 SF

WHITE LAKE TWP ZONING ORDINANCE

SECTION 6 DEVELOPMENT PROCEDURES:

E. Architecture Character Requirements. M59 conform to: i. Exterior building materials shall be composed primarily of low maintenance material, such as masonry, stone, brick, glass or equivalent materials.

v. Side and Rear facade Design. Wherever a side or rear facade is visible from a street, or if parking is located at the side or rear of a building, the facade shall be designed to create a pleasing appearance, using materials and architecture features similar to those present on the front of the building.

FACADE DEVELOPMENT:

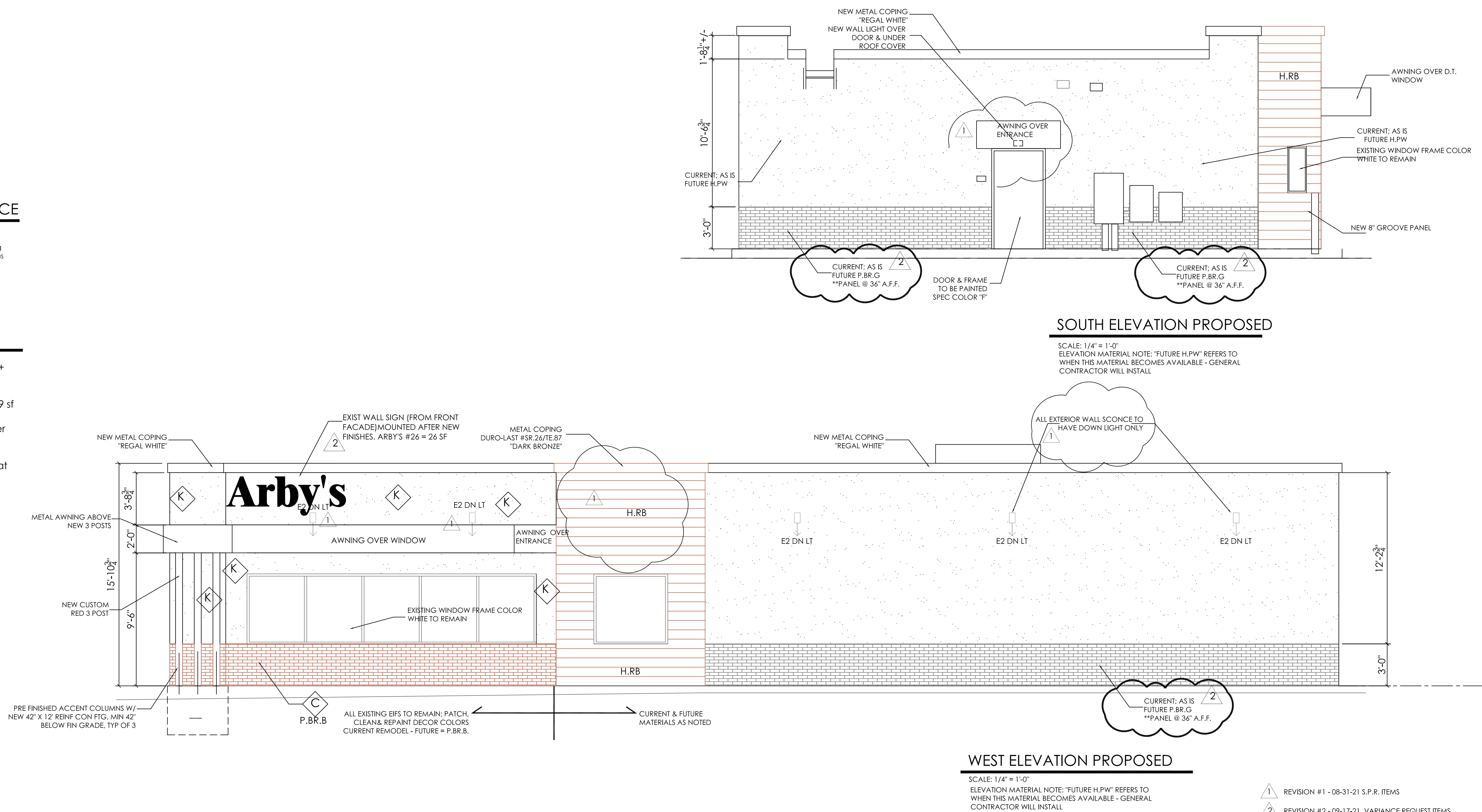
NORTH FACADE (front): Red "Eyebrow" over window + (reused) Hat = 91.6 sf

SOUTH FACADE (rear): window and door awning = 19 sf

WEST FACADE (entrance)= Red eyebrow 56 sf + Letter sign above 26 = 82 sf

EAST FACADE (drive thru)= Red eyebrow + reused Hat =64.6 sf + window awning 12 = 76.6 sf

Total (red + sign) = 269 SF  
08-24-21 S.P.R. White Lake



WEST ELEVATION PROPOSED

SCALE: 1/4" = 1'-0"  
ELEVATION MATERIAL NOTE: "FUTURE H.P.W" REFERS TO WHEN THIS MATERIAL BECOMES AVAILABLE - GENERAL CONTRACTOR WILL INSTALL

- 1 REVISION #1 - 08-31-21 S.P.R. ITEMS
- 2 REVISION #2 - 09-17-21 VARIANCE REQUEST ITEMS

NEW ELEVATIONS  
FINISH NOTES  
DETAILS

NOTE: ALL ATTEMPT HAS BEEN MADE TO PROVIDE AN ACCURATE REPRESENTATION OF THIS STRUCTURE. PLEASE CHECK ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

Arby's Store # 6535 - Old style: 3094 (1995-1998)

Contact: JOE / JAMIE CRAWFORD: 810-750-3423  
CRAWFORDARBY@YAHOO.COM

PROPOSED RENOVATION FOR:  
**ARBY'S OF WHITE LAKE TWP**  
Arby's #6535 10855 HIGHLAND ROAD, WHITE LAKE MI 48386  
White Lake Charter Township, Oakland County

REV	DATE	REV	DATE	DESCRIPTION
6	07-27-21	Owner rev proposal elev's		
5	06-16-21	Blldg Permit review		
4	06-02-21	rimp. dig demo, elev mail	10	08-31-21 Variance request
3	05-14-21	Corp review, set #3	9	08-31-21 WL Rev #1 Admin S.P.R.
2	05-05-21	Progress Set 2 rev elev	8	08-24-21 Owner review
1	04-29-21	Progress Set 1	7	07-29-21 Owner review

DRAWN BY: C. BALL  
DATE: 03-25-21  
JOB NUMBER:  
APPROVED BY:

SHEET NUMBER:  
**A**  
**2.3**

NOTE: ALL ATTEMPT HAS BEEN MADE TO PROVIDE AN ACCURATE REPRESENTATION OF THIS STRUCTURE. PLEASE CHECK ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.  
Arby's Store # 6535 - Old style: 3094 (1995-1998)  
Contact: JOE / JAMIE CRAWFORD: 810-750-3423  
CRAWFORDARBYS@YAHOO.COM

PROPOSED RENOVATION FOR:  
**ARBYS OF WHITE LAKE TWP**  
Arby's #6535 10855 HIGHLAND ROAD, WHITE LAKE MI 48386  
White Lake Charter Township, Oakland County



NORTH EAST PERSPECTIVE  
SCALE: N.T.S.



NORTH WEST PERSPECTIVE  
SCALE: N.T.S.



SOUTH EAST PERSPECTIVE  
SCALE: N.T.S.

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
6			8		
5			7		
4					
3					
2					
1	08-31-21	REV #1 White Lake Twp			

DRAWN BY: C. BALL  
DATE: 07-13-21  
JOB NUMBER:  
APPROVED BY:

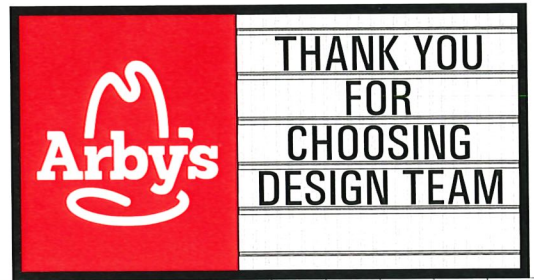
SHEET NUMBER:  
**AX**  
**1.0**

Per 5.9.J.i the sign must meet a 25' setback from the ROW.

Per 5.9.J.i.4 the sign must have a minimum sign base of 24"

### VARIANCE REQUIRED

**Rear View**



**Sign Specifications**

Double Faced Aluminum Readerboard Monument w/ 2" Removable Retainers & (2) Panformed Polycarbonate Faces w/ Second Surface Graphics. 5 Rows of Changeable 8" Fonts On 9" Copy. Monument To Have Faux White Brick Base. Rear side to match the front. **\*Existing Pole to be Reused**  
**\*Existing Structure To Be Removed**

**Color Specifications**

A	Faces Painted To Match PMS 1795C 2nd Surface
B	Clear Polycarbonate Faces painted White 2nd surface
C	Returns, Retainers Painted Gloss Black
D	Internally Illuminated w/ White LED

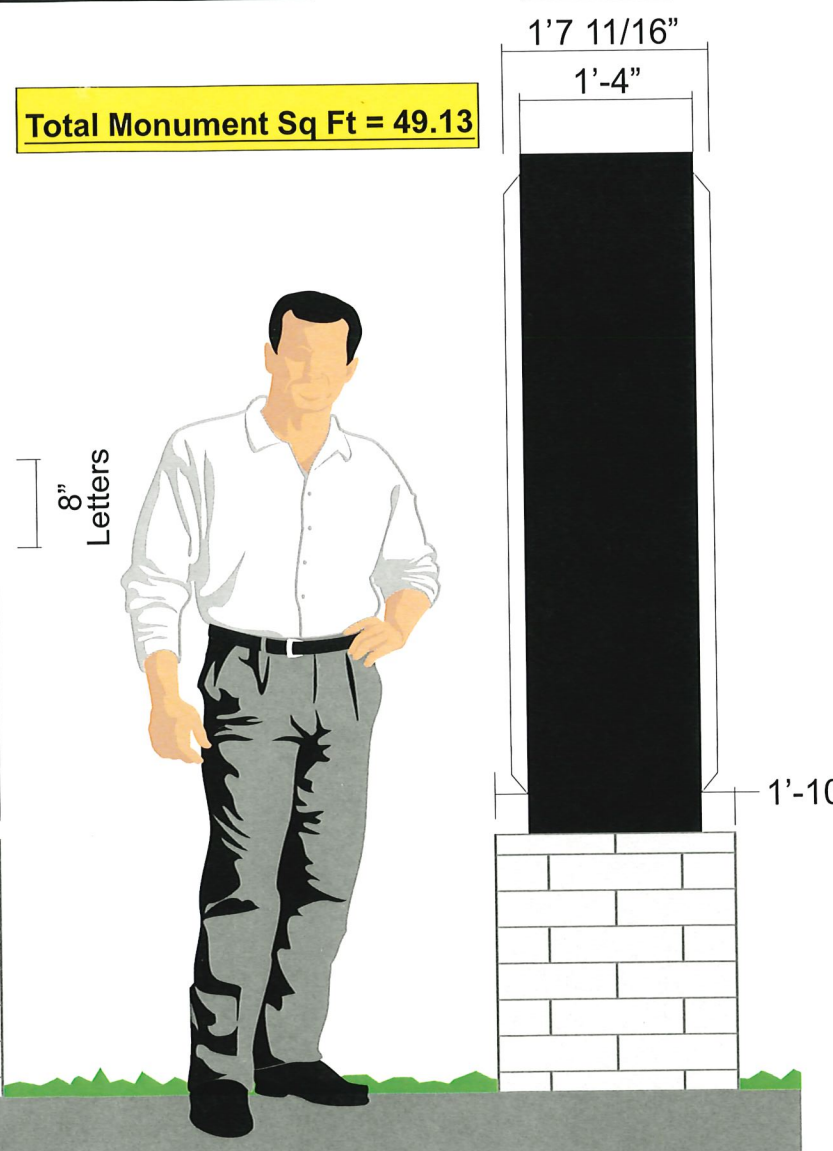
**READERBOARD FACES INCLUDES:**

- 8" MODERN FONT PACKAGE**
1. MODERN HALFTONE LETTERS & NUMERALS,
  2. BLACK, 302 CHARACTERS
  3. CHANGER ARM W/ REGULAR CUP
  4. STORAGE CABINET

**Front View**



**Side View**



**Existing View**



**Proposed View**



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COMMUNITY DEVELOPMENT DEPARTMENT



**SIGN COMPANY LLC.**

731-925-4448 • 800-953-3744 • Fax 731-926-2022  
www.designteam.net

**APPROVAL INFORMATION & CONFIRMATION**

Proof is approved. Proceed with production of order.  Proof is approved with corrections. Make corrections as indicated and proceed with production of order

SIGNATURE \_\_\_\_\_ PRINT NAME \_\_\_\_\_ DATE \_\_\_\_\_

I have reviewed this proof in regard to: Sign type; order quantity; and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

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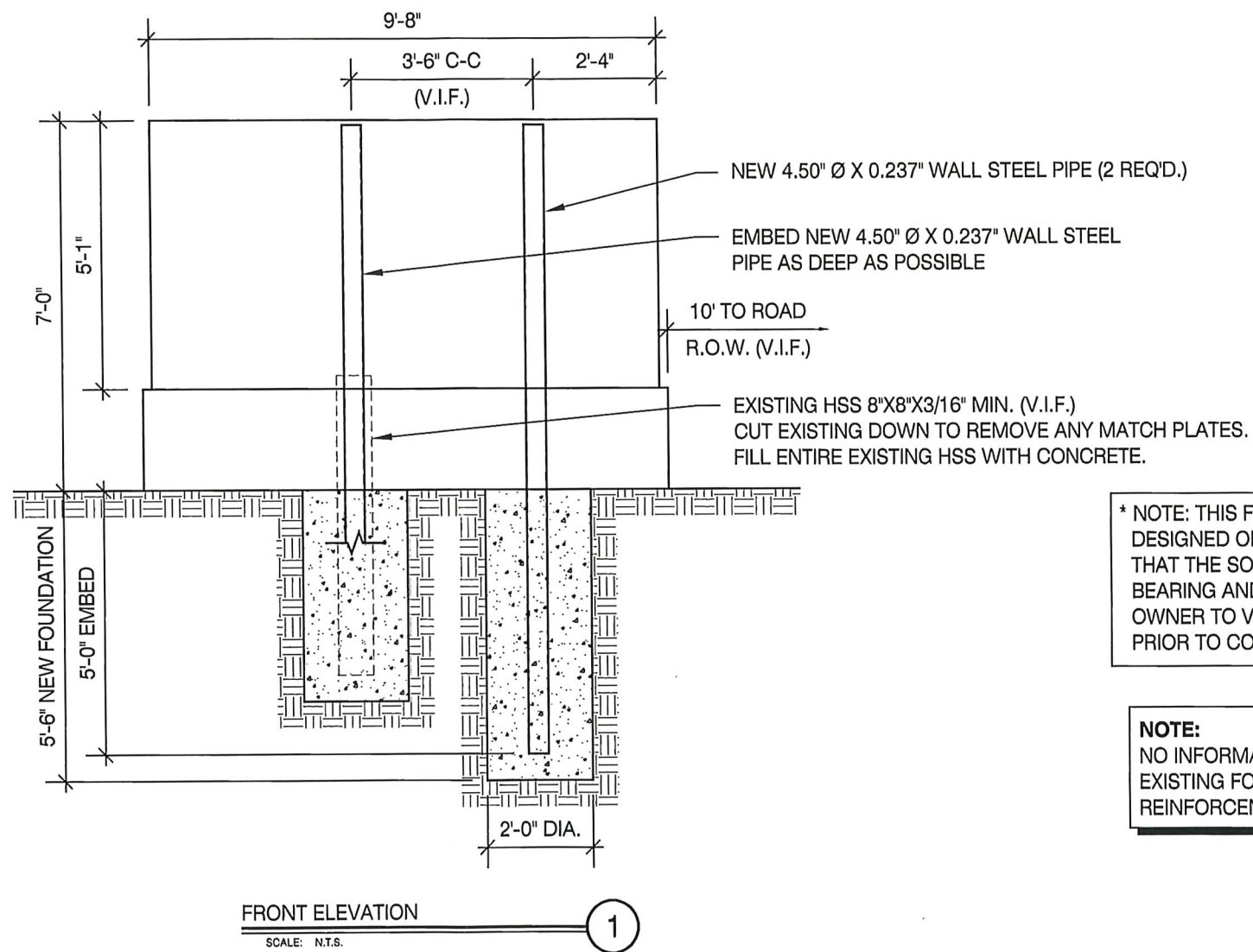
Client:	ARBY'S #6535
Location:	10855 Highland Rd. - White Lake, MI 48386
Drawn By:	MBJ
Date:	07/01/2021
Approved By:	
Sheet:	Scale:
File:	Filesystem/Rest./Arbys/MI/WhiteLake/CP

**GROUND SIGN DESIGN SPECIFICATIONS:**

REFER TO SIGN COMPANY'S DRAWINGS FOR MORE DETAILS.  
ALL DESIGNS, DETAILING FABRICATION AND CONSTRUCTION SHALL CONFORM TO:

- 2015 MICHIGAN BUILDING CODE
- ACI
- AISC
- AMERICAN WELDING SOCIETY
- LOCAL BUILDING CODES & ORDINANCES

CONCRETE: 2500 PSI @ 28 DAYS  
 STD. STEEL PIPE SECTION: ASTM A53 GRADE B (Fy=35 KSI), U.N.O.  
 STEEL PIPE SECTION (> 20" Ø): ASTM A252 GRADE 3 (Fy=42 KSI MIN.) U.N.O.  
 HSS ROUND SECTION: ASTM A500 GRADE B (Fy=42 KSI) U.N.O.  
 HSS SQUARE/RECTANGULAR SECTION: ASTM A500 GRADE B (Fy=46 KSI)  
 W SHAPES: ASTM A992 (Fy = 50 KSI)  
 ANCHOR BOLTS: ASTM F1554 GRADE 36 U.N.O. (ALTERNATES GRADE 55 & 105)  
 CONNECTION BOLTS: ASTM A325  
 THREADED RODS: ASTM A193 GRADE B7  
 STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES & PLATES ASTM A36  
 REINFORCING: GRADE 60 ASTM A615  
 PROVIDE A MINIMUM OF THREE INCHES OF CONCRETE COVER OVER EMBEDDED STEEL.  
 THE CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS & METHODS OF CONSTRUCTION IN REGARDS TO JOBSITE SAFETY.  
 NO FIELD HEATING FOR BENDING OR CUTTING OF STEEL SHALL BE ALLOWED WITHOUT THE ENGINEER'S APPROVAL.  
 WELDING ELECTRODES: E70XX  
 ALLOWABLE SOIL BEARING PRESSURE ASSUMED: 2000 PSF  
 ASSUMED HORIZONTAL (PASSIVE PRESSURE) ASSUMED AT 150 PSF/FT OF DEPTH.  
 ISOLATED LATERAL BEARING FOUNDATIONS FOR SIGNS NOT ADVERSELY AFFECTED A 1/2" MOTION AT THE GROUND SURFACE DUE TO SHORT TERM LATERAL LOADS SHALL BE PERMITTED TO BE DESIGNED USING TWO TIMES THE TABULATED CODE VALUES.  
 ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH.  
 FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE. THE SOIL BEARING CAPACITY IS TO BE VERIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. IF ALLOWABLE BEARING AND/OR LATERAL PRESSURE IS LESS THAN THE ABOVE ASSUMED AND/OR CALCULATED PRESSURES, THE ENGINEER SHOULD BE CONTACTED FOR RE-EVALUATION.  
 EXCAVATION SHALL BE FREE OF LOOSE SOIL BEFORE POURING CONCRETE.  
 WELDERS SHALL BE CERTIFIED FOR THE TYPE OF WELDING.  
 ADEQUATELY BRACE POLE(S) UNTIL CONCRETE HAS SET UP FOR 14 DAYS.  
 GROUT UNDER BASE PLATES WITH NON-SHRINK GROUT.  
 THIS ENGINEER DOES NOT WARRANT THE ACCURACY OF DIMENSIONS FURNISHED BY OTHERS.  
 ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION.  
 THIS DESIGN IS FOR THE INDICATED ADDRESS ONLY, AND SHOULD NOT BE USED AT OTHER LOCATIONS WITHOUT WRITTEN PERMISSION OF THE ENGINEER.  
 DESIGN OF DETAILS AND STRUCTURAL MEMBERS NOT SHOWN, BY OTHERS.



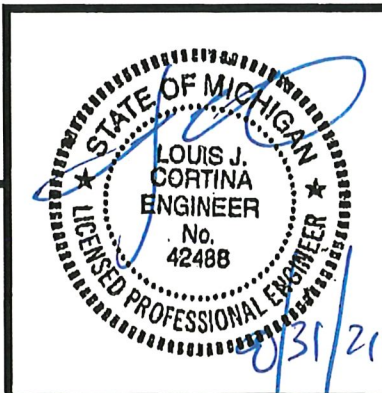
**NOTES**  
 1.) SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAILS AND DIMENSIONS.  
 2.) SIGN CABINET AND CONNECTION BY DESIGN TEAM.

- \* CLIENT - DESIGN TEAM
- \* 2015 MICHIGAN BUILDING CODE
- \* RISK CATEGORY II
- \* 115 MPH WIND SPEED, EXP. C
- \* (2) POLE, (1) FOOTING

\* NOTE: THIS FOOTING HAS BEEN DESIGNED ON THE ASSUMPTION THAT THE SOIL IS SUITABLE FOR BEARING AND IS NON-EXPANSIVE. OWNER TO VERIFY SOIL CONDITIONS PRIOR TO CONSTRUCTION.

**NOTE:**  
 NO INFORMATION PERTAINING TO EXISTING FOUNDATION OR REINFORCEMENT PROVIDED.

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**MBI**  
 MBI COMPANIES INC.  
 299 N. WEISGARBER RD.  
 KNOXVILLE, TN 37919  
 PHONE 865.584.0999  
 SIGN-ENGINEER.COM

PROJECT:  
 10855 Highland Road, White Lake, MI 48386  
 DRAWING TITLE:  
**ARBY'S #6535**

DRAWN BY: DEW	CHECKED BY: FCM	COMM. NO. 210537.055	DATE: 08/31/21
REV #	DATE	DRAWN BY	

DRAWING NO.  
 DWG.  
**1**

NOTES  
 1.) SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAILS AND DIMENSIONS.  
 2.) SIGN CABINET AND CONNECTION BY DESIGN TEAM.

\* CLIENT - DESIGN TEAM  
 \* 2015 MICHIGAN BUILDING CODE  
 \* RISK CATEGORY II  
 \* 115 MPH WIND SPEED, EXP. C  
 \* (2) POLE, (1) FOOTING

WIND DATA				DEFLECTION ANALYSIS			
Building Code	2015 Michigan Building Code	Importance Factor, I	1.0	Damping Ratio, $\beta$	0.005		
Wind Load Criteria	ASCE 7-10	Directionality Factor, $K_d$ (2)	0.85	Natural Frequency, $n_s$	3.45 Hz		
Wind Speed, V	115 mph	Topography Factor, $K_{zt}$	1.0	Gust Effect Factor, G	0.85		
Exposure Category	C	Base Pressure, $v(q/K_z)$	17.3 psf	ASD Wind Load Factor, $v$ (3)	0.6		
Wind Pressure Override per Jurisdiction Requirement	0 psf						

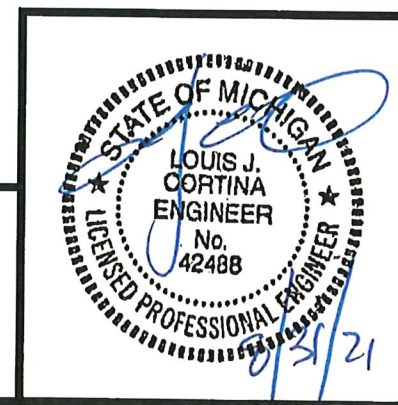
Notes: (1) Loading values in chart below are based upon average  $K_z$  values for each segment. Actual values are calculated on hidden sheet using derived V-M equations. Chart is provided for information purposes only.  
 (2) Wind directionality ( $K_d$ ) factor is 0.95 for Single Pole (Round) segments instead of 0.85. The  $C_f$  value from Fig. 6-21 has been increased by 0.95/0.85 to account for this variation.  
 (3) Wind pressures listed below have already been multiplied by the ASD Wind Load Factor,  $v$ .

GEOMETRY INPUT (1)												Support Pole Loads						Footing Loads		
Section	Location	Type	Height ft	Width ft	Horiz. Offset ft	Area sq ft	Top Elev. ft	Centroid ft	$K_z$	$C_f$	Wind Press. psf	Trib.	Shear	Moment	Trib.	Shear	Moment			
												Factor	kips	k-ft	Factor	kips	k-ft			
1	Base	Multiple Poles w/ Cabinet	7.00	10.00		70.0	7.0	3.9	0.85	1.43	17.8	1.1	1.3	5.1	1.1	1.3	5.1			
2		None				0.0	7.0	7.0	0.85	1.46	18.2	0.0	0.0	0.0	0.0	0.0	0.0			
3		None				0.0	7.0	7.0	0.85	1.46	18.2	0.0	0.0	0.0	0.0	0.0	0.0			
4		None				0.0	7.0	7.0	0.85	1.46	18.2	0.0	0.0	0.0	0.0	0.0	0.0			
5		None				0.0	7.0	7.0	0.85	1.46	18.2	0.0	0.0	0.0	0.0	0.0	0.0			
6		None				0.0	7.0	7.0	0.85	1.46	18.2	0.0	0.0	0.0	0.0	0.0	0.0			
7		None				0.0	7.0	7.0	0.85	1.46	18.2	0.0	0.0	0.0	0.0	0.0	0.0			
8		None				0.0	7.0	7.0	0.85	1.46	18.2	0.0	0.0	0.0	0.0	0.0	0.0			
9		None				0.0	7.0	7.0	0.85	1.46	18.2	0.0	0.0	0.0	0.0	0.0	0.0			
10	Top	None				0.0	7.0	7.0	0.85	1.46	18.2	0.0	0.0	0.0	0.0	0.0	0.0			
Overall Height:			7.00 ft			Summation based upon averages above:						1.3		5.1		1.3		5.1		
Column Spacing:			3.50 ft			Actual base reactions based upon V-M equations:						1.3		5.1		1.3		5.1		

SUPPORT POLE DESIGN SUMMARY												Unity Ratios				Interaction Ratios		Status
Base Elev ft	Section	Axis	Required Strength Values (ASD)				Allowable Strength Values (ASD)				$V_r/V_c$	$M_r/M_c$	$T_r/T_c$	$P_r/P_c$	P-M	P-M-V-T		
			$V_r$ kips	$M_r$ kip-ft	$T_r$ kip-ft	$P_r$ kips	$V_c$ kips	$M_c$ kip-ft	$T_c$ kip-ft	$P_c$ kips								
0.00	4.5 $\Phi$ x 0.237 Wall	Strong	1.3	5.1	0.0	0.8	20.7	7.1	6.6	33.1	6.4%	72.9%	0.0%	2.5%	75.4%	0.0%	✓	
0.00	None	Strong	1.3	5.1	0.0	0.8	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓	
0.00	None	Strong	1.3	5.1	0.0	0.8	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓	
0.00	None	Strong	1.3	5.1	0.0	0.8	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓	
0.00	None	Strong	1.3	5.1	0.0	0.8	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓	
0.00	None	Strong	1.3	5.1	0.0	0.8	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓	
0.00	None	Strong	1.3	5.1	0.0	0.8	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓	
0.00	None	Strong	1.3	5.1	0.0	0.8	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓	
0.00	None	Strong	1.3	5.1	0.0	0.8	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓	
0.00	None	Strong	1.3	5.1	0.0	0.8	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓	

FOUNDATION DESIGN SUMMARY										Reinforcing	Status	Allowable Soil Pressure
Type	Diameter ft	Width ft	Thickness ft	Length ft	Depth ft	Volume CY						
<input checked="" type="checkbox"/> Caisson	2.00	--	--	--	5.50	0.64				OK	300 psf/ft	
<input type="checkbox"/> Vertical Slab												
<input type="checkbox"/> Spread												

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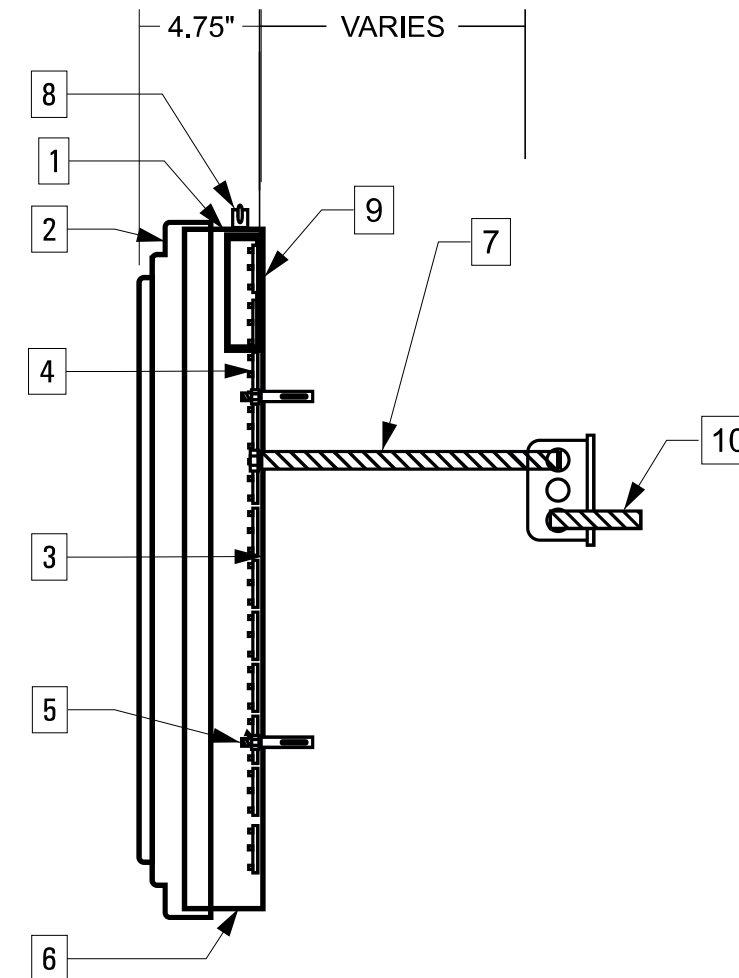
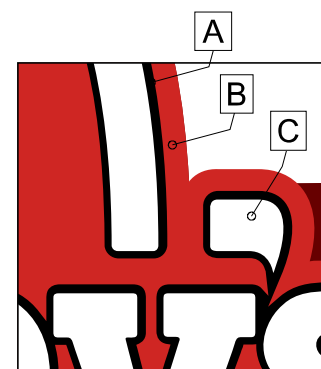
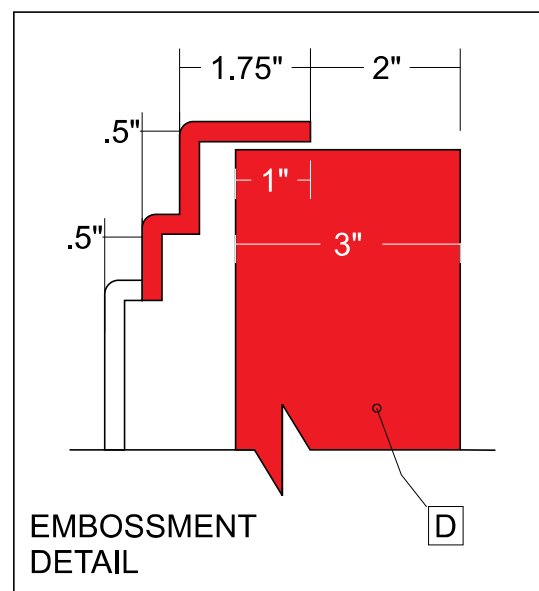
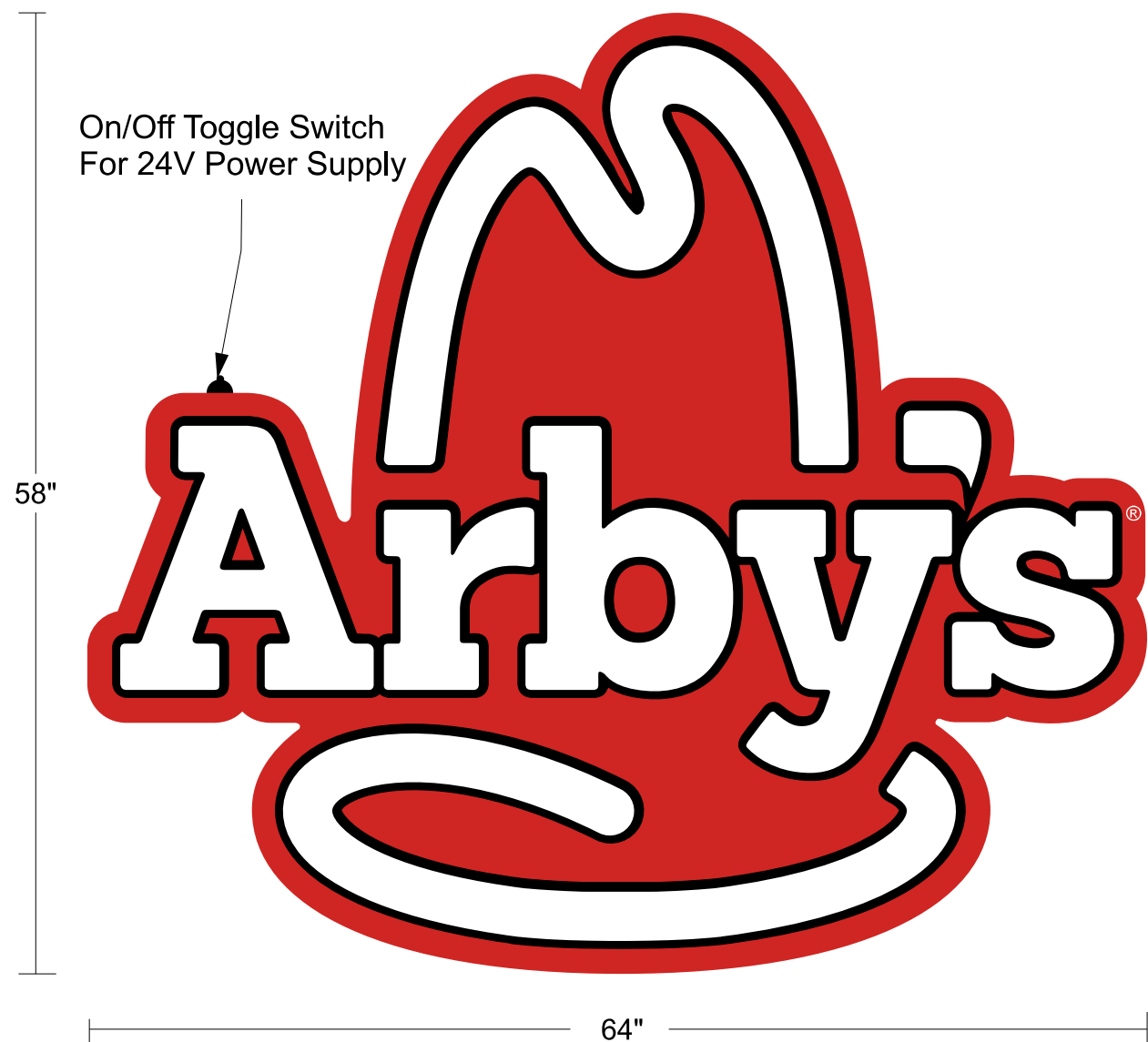
PROJECT:  
 10855 Highland Road, White Lake, MI 48386  
 DRAWING TITLE:  
**ARBY'S #6535**

DRAWN BY:	CHECKED BY:	COMM. NO.	DATE:
DEW	FCM	210537.055	08/31/21
REV #	DATE	DRAWN BY	

DRAWING NO.  
 DWG.  
**2**



Front View



**Actual Area**  
15.9 SqFt

**3 Box Area**  
18.74 SqFt

Color Specifications

A		Outline Painted Black 2nd Surface
B		Faces Painted To Match 3630-0033 2nd Surface
C		Clear Polycarbonate Faces Painted White 2nd Surface
D		Returns Painted Red PMS 1795

MATERIALS	
1	.063 ALUMINUM RETURN
2	.150 CLEAR POLYCARBONATE FACE
3	.090 ALUMINUM BACK
4	LED MODULE
5	MOUNTING HARDWARE
6	1/4" WEEP HOLE
7	1/2" FLEX CONDUIT
8	TOGGLE SWITCH MOUNTED TO BOX
9	POWER SUPPLY
10	PRIMARY ELECTRICAL LEADS

APPROVAL INFORMATION & CONFIRMATION

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Client: ARBY'S

Location: \_\_\_\_\_

Drawn By: JRB Date: 8/3/17

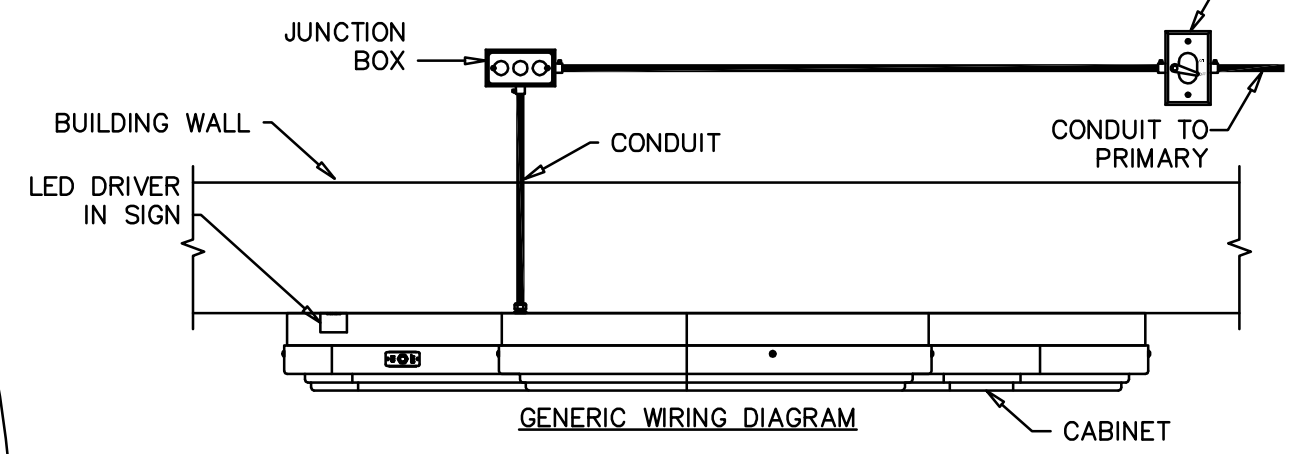
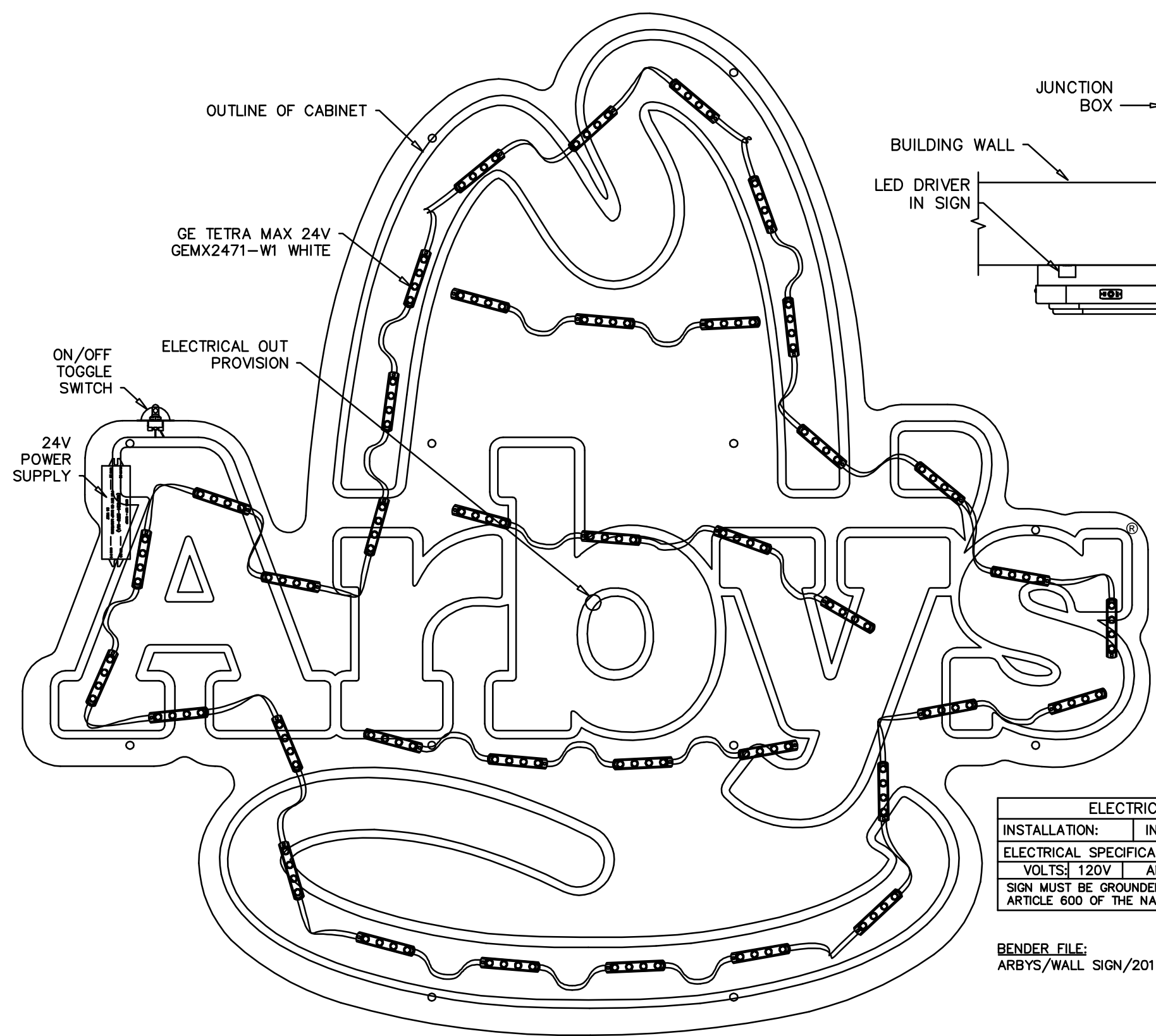
Approved By: \_\_\_\_\_

Sheet: \_\_\_\_\_ Scale: \_\_\_\_\_

File: Filesystem/Rest./Arbys/CP



20 AMP DISCONNECT SWITCH  
MUST BE CAPABLE OF BEING LOCKED  
IN THE OPEN CIRCUIT POSITION



LED & DRIVER LAYOUTS  
AS PROVIDED  
BY GE LIGHTING

(32) LEDs PER  
DRIVER MAX

**ELECTRICAL REQUIREMENTS:**

LED: (38) GE TETRA GEMX2471-W1 WHITE  
 DRIVER: (1) GEPS24-100U @ 1.1 AMPS  
 TOTAL LOAD: 1.1A @ 120VAC  
 CIRCUITS: (1) 20 AMP REQUIRED

ELECTRICAL INFORMATION			
INSTALLATION:	INTERIOR:	EXTERIOR:	X
ELECTRICAL SPECIFICATION:			
VOLTS:	120V	AMPS:	1.1A
CIRC:	1		
SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE.			

BENDER FILE:  
ARBYS/WALL SIGN/2014/58X64AB2

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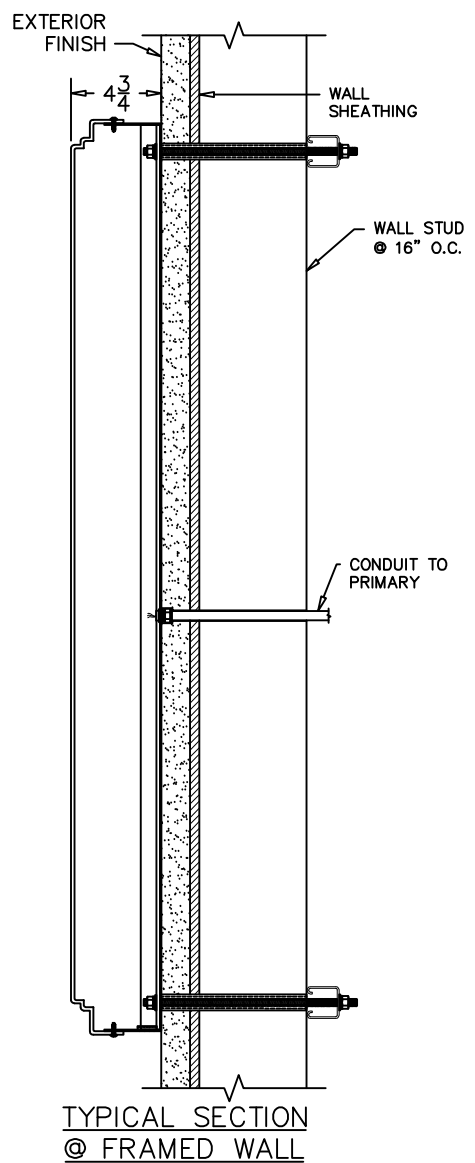
Client: ARBY'S  
 Location: \_\_\_\_\_  
 Drawn By: JRB     Date: 8/3/17  
 Approved By: \_\_\_\_\_  
 Sheet: \_\_\_\_\_     Scale: \_\_\_\_\_  
 File: Filesystem/Rest./Arbys/CP



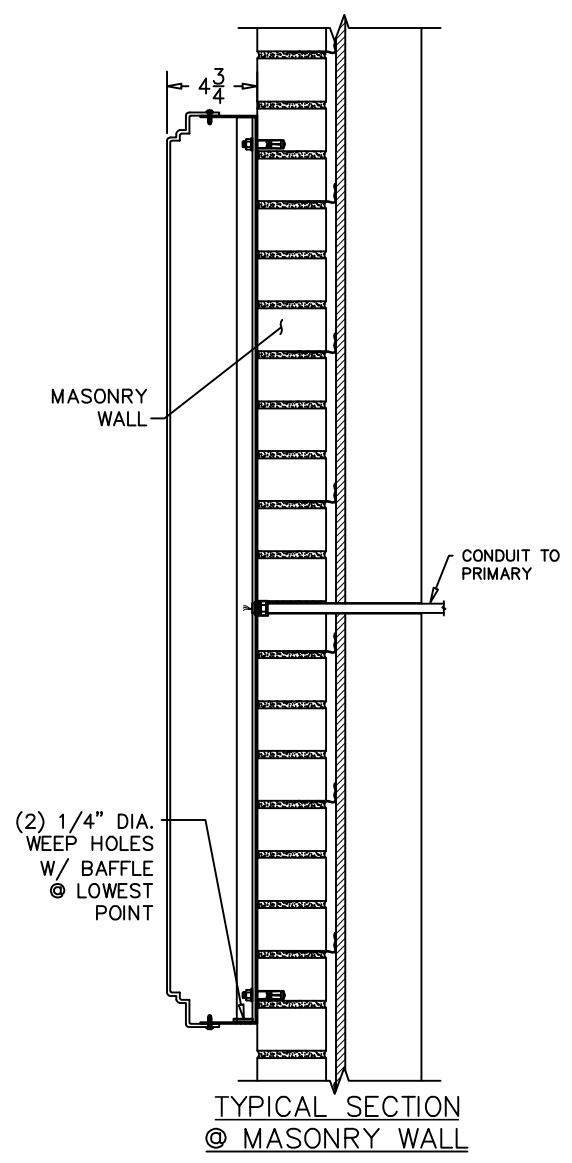
**SIGN COMPANY LLC.**

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 www.designteam.net

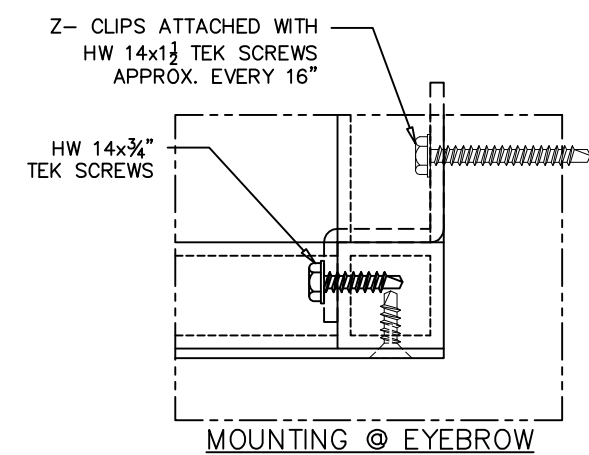
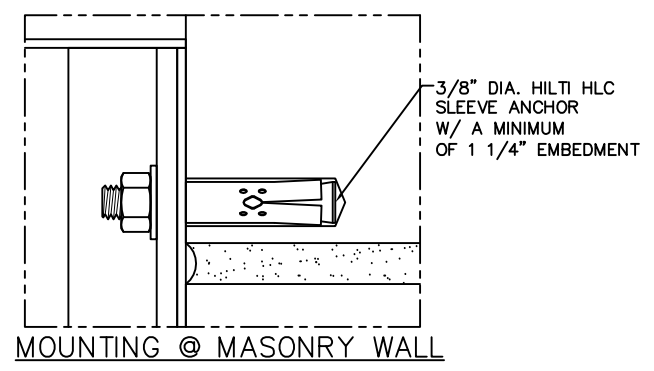
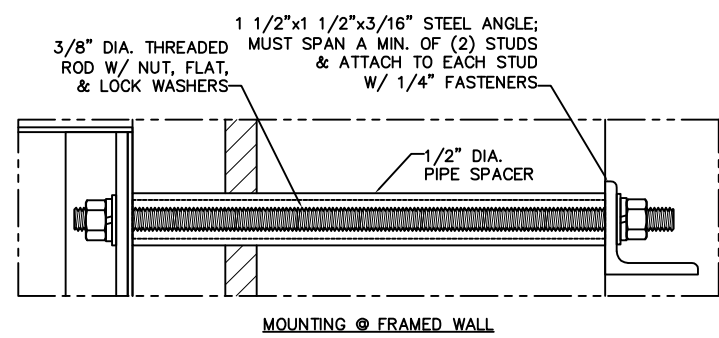
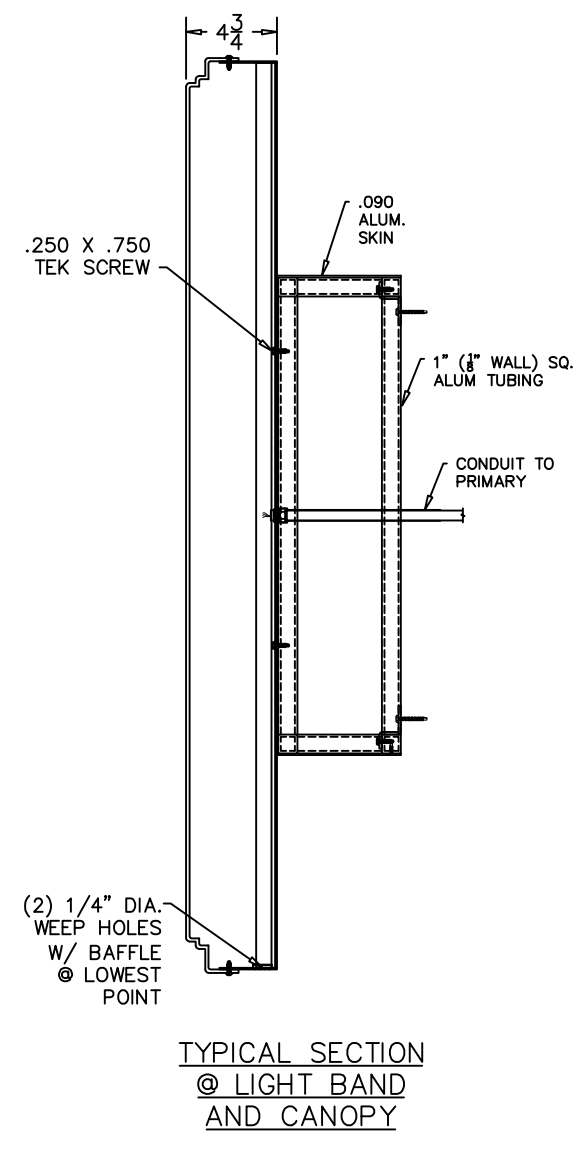
**Direct Mount To Framed Wall**



**Direct Mount To Masonry Wall**



**Direct Mount To Light Band Or Canopy**



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Client: ARBY'S

Location: \_\_\_\_\_

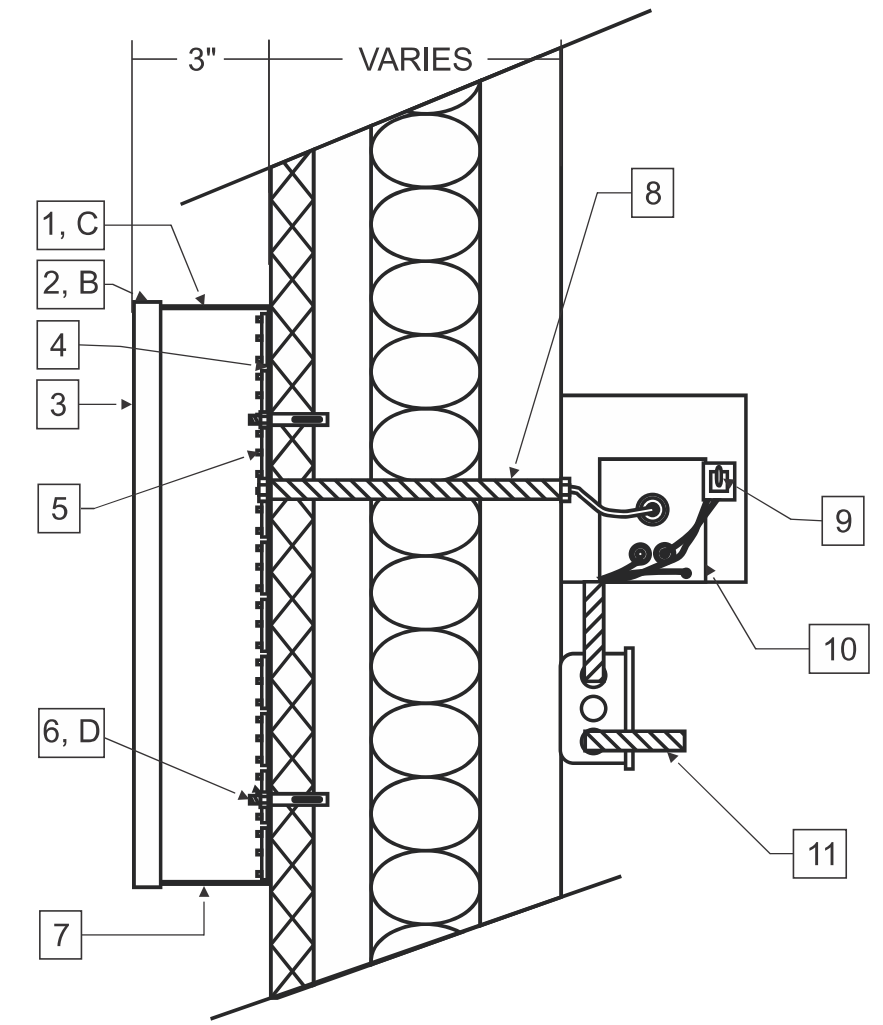
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Approved By: \_\_\_\_\_

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Actual 10.1 SF.



Rectangle 26 SF.

Color Specifications

A		2793 Red Acrylic Faces
B		1" Silver Trim Cap
C		Wrisco Silver Metallic Returns
D		Internally Illuminated w/ Red LED

Materials

1	.040 Prefinished Aluminum Return
2	1" Trimcap
3	3/16 Acrylic Face
4	.090 Aluminum Back
5	L.e.d. Module
6	Mounting Hardware
7	1/4" Weep Hole w/ Baffle
8	1/2" Flex Conduit
9	Toggle Switch Mounted To Box
10	Power Supply
11	Primary Electrical Leads

APPROVAL INFORMATION & CONFIRMATION

Proof is approved. Proceed with production of order.  Proof is approved with corrections. Make corrections as indicated and proceed with production of order

SIGNATURE \_\_\_\_\_ PRINT NAME \_\_\_\_\_ DATE \_\_\_\_\_

I have reviewed this proof in regard to: Sign type; order quantity; and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or exhibition of the plans to anyone other than employees of your company, or use of these plans to construct a product similar to one embodied herein, is expressly forbidden. In the event that exhibition or construction occurs, Design Team Sign Company expects to be reimbursed \$500 in compensation for time and effort entailed in creating these plans.

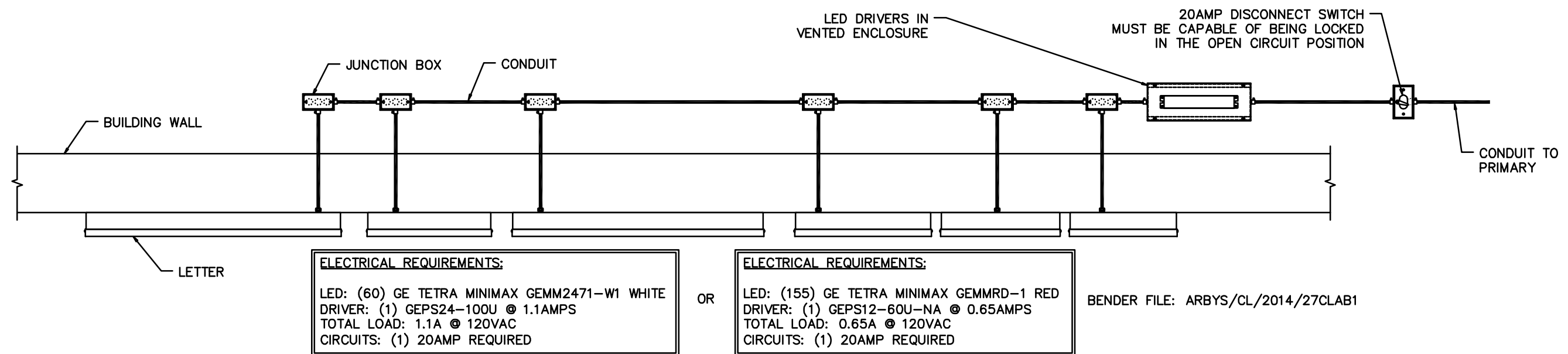
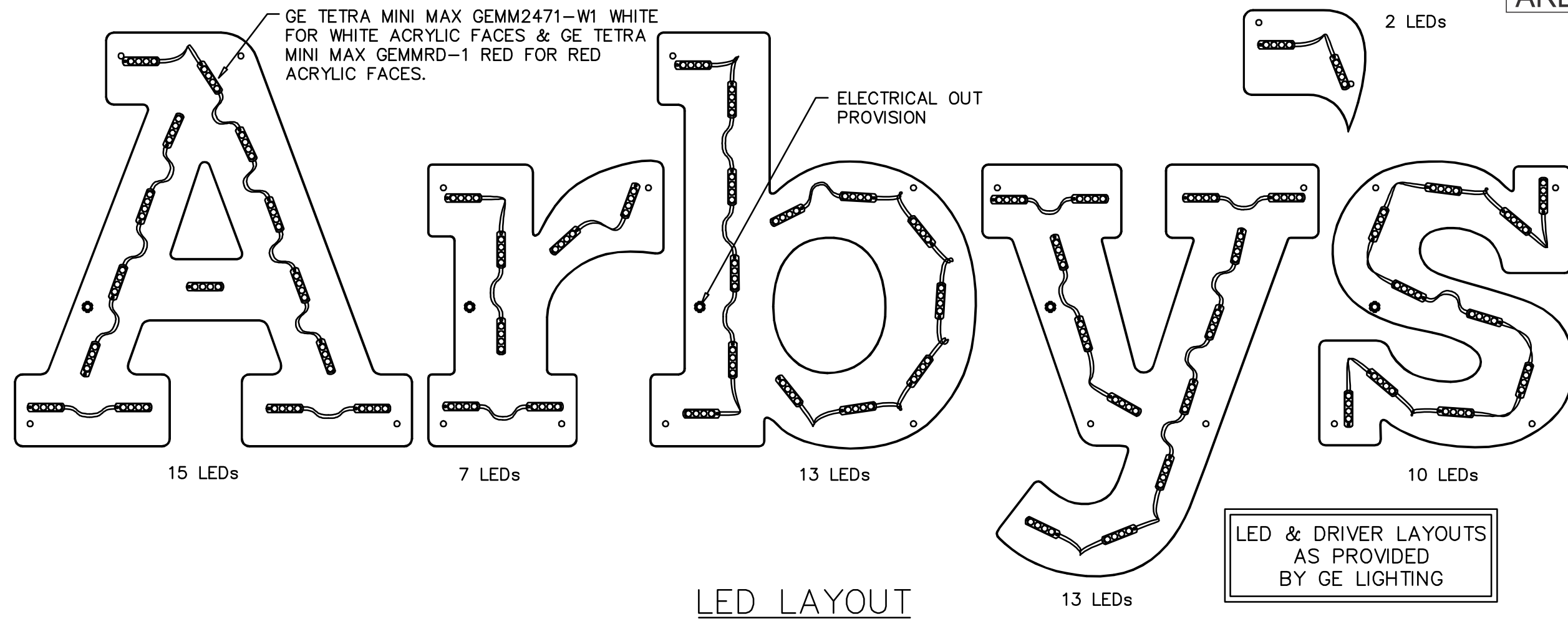


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 www.designteam.net



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**GALAXY DP Series**  
Low Glare IP66 Rated Canopy

**Product Description**

The GALAXY DP Series LED Luminaire has a low profile form factor designed to exceed standards for all canopy and soffit applications. It can be surface and pendant mounted easily in a variety of applications. The GALAXY DP Series features low glare optics delivering between 3300 to 8200 lumens while only consuming 21 to 53 watts. Delivering up to 150 lumens per watt, it's the ideal canopy luminaire.

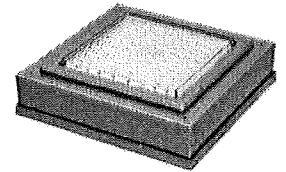
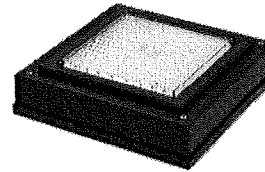
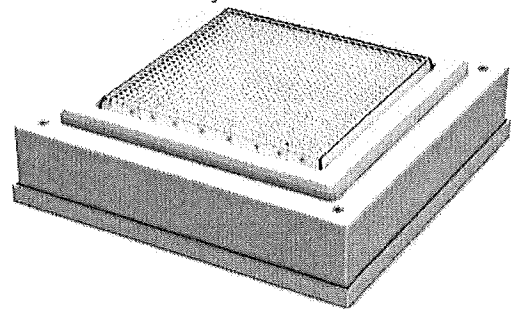
Applications: Canopy soffits, Low-mid bay general lighting

**Product Performance**

- Wattage Range: 21W-53W
- Input Voltage: 120-277V
- CCT: 3000K, 4000K or 5000K, Amber available
- CRI: Minimum 70 CRI
- IP66 Rated
- UL1598 Compliant
- 10kV Surge Suppression available
- 0-10V Dimmable Power Supply
- 5 year Warranty

**Accessories**

- Torx Screws
- Bird Guard



US Patent D702868

**Ordering Guide**

Example: CIPS1DP2530K-WH

CIPS1	X	XX	XXX	XX	XX
Series	Distribution	Output Type	CCT Code	Voltage	Fixture color
CIPS1	DP - Diffused Canopy	25 - 3300 Lumens, 21W 45 - 4100 Lumens, 27W 60 - 6600 Lumens, 44W 80 - 8200 Lumens, 53W	3000K - 3000K 4000K - 4000K 5000K - 5000K AMXX - Amber, Special Order	(Blank) - 120-277V	WH - White BZ - Bronze SV - Silver CC - Custom Color

**Options**

- OCC - Occupancy Sensor
- SP277 - 10Kv Surge Suppression
- BB1<sup>1</sup> - Integral Battery Backup, 1200 Lumens, 90 Min Illumination, [See BB User Guide](#)

**Accessory Guide** (Field installed, order separately)

Accessory Number	Description
TX01	Torx Screws
BG01	Bird Guard (Specify Color)

Adapter plates available to fit any application, [download details](#)

<sup>1</sup> Battery backup configurations will correspond to active mode fixture configuration outputs at 3000K, 4000K or 5000K. NOTE: battery backup output will correspond to active mode output CCT differences.



# GALAXY DP Series

## Product Specifications

### Construction & Materials

- Aluminum housing with multi stage pre-treatment and high-durability TGIC powder coat finish
- UV Stabilized single PMMA Lens - Tamper resistant
- Robust low profile design
- Flush J-box mounting or Pendant mounting standard, Covered Canopy

### Optical System

- D Lens - Type V Low Glare Medium Canopy Lens

### Electrical System

- Input Voltage: 120-277VAC
- Power Factor: > 0.9
- Total Harmonic Distortion: <20%
- Operating Temperature Range: -40°C to 60°C

### Testing & Certifications

- cETLus listed
- UL1598, CSA STD.22.2 compliant
- IP66 Rated
- RoHS Compliant
- Can meet ARRA Buy America requirements as required

### Lumen Maintenance

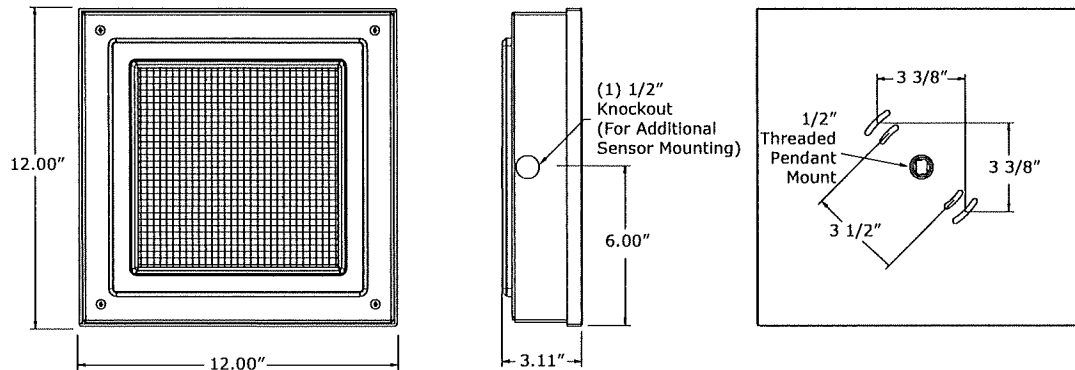
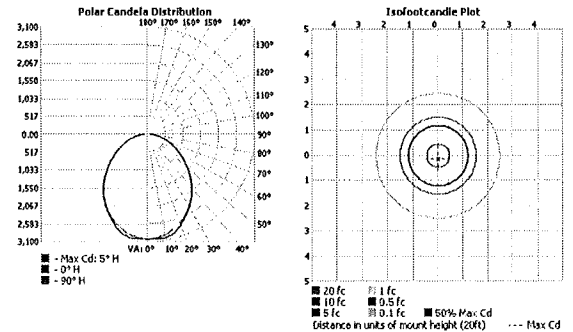
L90@ 25C >190,000 hours

## Photometry

All published photometric testing data is performed to IESNA LM79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project contact sales@eluminaire.com.

Output Type	Diffused Canopy Distribution					
	3000K		4000K		5000K	
	Initial Delivered Lumens	Lumens Per Watt	Initial Delivered Lumens	Lumens Per Watt	Initial Delivered Lumens	Lumens Per Watt
25	2900	138	3300	157	3300	157
45	3600	133	4100	152	4100	152
60	5800	132	6600	150	6600	150
80	7200	136	8200	155	8200	155

The information in this document is subject to change without notice.





**WHITE LAKE TOWNSHIP**  
**7525 HIGHLAND ROAD, WHITE LAKE, MI 48383**  
**TOWNSHIP ANNEX (FORMER WHITE LAKE LIBRARY)**  
**2022 PUBLIC MEETING DATES**  
 ALL MEETINGS START AT 7:00 P.M.



<b>JANUARY</b>		<b>JULY</b>	
PLANNING COMMISSION (1ST MTG)	1/6/2022	PLANNING COMMISSION (1ST MTG)	7/7/2022
PARKS AND RECREATION	1/12/2022	PARKS AND RECREATION	7/13/2022
TOWNSHIP BOARD	1/18/2022	TOWNSHIP BOARD	7/19/2022
PLANNING COMMISSION (2ND MTG)	1/20/2022	PLANNING COMMISSION (2ND MTG)	7/21/2022
<b>ZONING BOARD OF APPEALS</b>	<b>1/27/2022</b>	<b>ZONING BOARD OF APPEALS</b>	<b>7/28/2022</b>
<b>FEBRUARY</b>		<b>AUGUST</b>	
PLANNING COMMISSION (1ST MTG)	2/3/2022	PLANNING COMMISSION (1ST MTG)	8/4/2022
PARKS AND RECREATION	2/9/2022	PARKS AND RECREATION	8/10/2022
TOWNSHIP BOARD	2/15/2022	TOWNSHIP BOARD	8/16/2022
PLANNING COMMISSION (2ND MTG)	2/17/2022	PLANNING COMMISSION (2ND MTG)	8/18/2022
<b>ZONING BOARD OF APPEALS</b>	<b>2/24/2022</b>	<b>ZONING BOARD OF APPEALS</b>	<b>8/25/2022</b>
<b>MARCH</b>		<b>SEPTEMBER</b>	
PLANNING COMMISSION (1ST MTG)	3/3/2022	PLANNING COMMISSION (1ST MTG)	9/1/2022
PARKS AND RECREATION	3/9/2022	PARKS AND RECREATION	9/14/2022
TOWNSHIP BOARD	3/15/2022	TOWNSHIP BOARD	9/20/2022
PLANNING COMMISSION (2ND MTG)	3/17/2022	PLANNING COMMISSION (2ND MTG)	9/15/2022
<b>ZONING BOARD OF APPEALS</b>	<b>3/24/2022</b>	<b>ZONING BOARD OF APPEALS</b>	<b>9/22/2022</b>
<b>APRIL</b>		<b>OCTOBER</b>	
PLANNING COMMISSION (1ST MTG)	4/7/2022	PLANNING COMMISSION (1ST MTG)	10/6/2022
PARKS AND RECREATION	4/13/2022	PARKS AND RECREATION	10/12/2022
TOWNSHIP BOARD	4/19/2022	TOWNSHIP BOARD	10/18/2022
PLANNING COMMISSION (2ND MTG)	4/21/2022	PLANNING COMMISSION (2ND MTG)	10/20/2022
<b>ZONING BOARD OF APPEALS</b>	<b>4/28/2022</b>	<b>ZONING BOARD OF APPEALS</b>	<b>10/27/2022</b>
<b>MAY</b>		<b>NOVEMBER</b>	
PLANNING COMMISSION (1ST MTG)	5/5/2022	PLANNING COMMISSION (1ST MTG)	11/3/2022
PARKS AND RECREATION	5/11/2022	PARKS AND RECREATION	11/9/2022
TOWNSHIP BOARD	5/17/2022	TOWNSHIP BOARD	11/15/2022
PLANNING COMMISSION (2ND MTG)	5/19/2022	<b>ZONING BOARD OF APPEALS</b>	<b>11/10/2022</b>
<b>ZONING BOARD OF APPEALS</b>	<b>5/26/2022</b>	PLANNING COMMISSION (2ND MTG)	11/17/2022
<b>JUNE</b>		<b>DECEMBER</b>	
PLANNING COMMISSION (1ST MTG)	6/2/2022	PLANNING COMMISSION (1ST MTG)	12/1/2022
PARKS AND RECREATION	6/8/2022	<b>ZONING BOARD OF APPEALS</b>	<b>12/8/2022</b>
TOWNSHIP BOARD	6/21/2022	PARKS AND RECREATION	12/14/2022
PLANNING COMMISSION (2ND MTG)	6/16/2022	TOWNSHIP BOARD	12/20/2022
<b>ZONING BOARD OF APPEALS</b>	<b>6/23/2022</b>	PLANNING COMMISSION (2ND MTG)	12/15/2022

**MEETING DATES & TIMES ARE SUBJECT TO CHANGE**

**For more information, contact 248-698-3300 or visit [www.whitelaketwp.com](http://www.whitelaketwp.com)**