

**MT. PLEASANT ZONING BOARD OF APPEALS**  
**NOTICE OF PUBLIC HEARING**  
**March 22, 2017, 7:00 p.m.**

Notice is hereby given that the Mt. Pleasant Zoning Board of Appeals will conduct a public hearing on the following:

1. **ZBA-02-2017 - 1415 E. Pickard - Greenwald B.C.** for Krapohl Ford. Applicant is requesting variances to construct an addition that will extend into the side street setback. In addition, applicant is requesting a variance to reduce landscaping requirement along the existing greenbelt on Pickard Street, reduce the amount of greenbelt required along the undeveloped area fronting on Packard Street and to allow an dumpster required for the oil change business without an enclosure. The property is described as: SEC 11, T14N R4W, COM 192 FT W & 50 FT N OF THE S 1/4 COR SEC 11, TH W 405.12 FT, N 172 FT, W 66 FT, N 365 FT, E 305.61 FT, S 166 FT, E 165 FT, S 371 FT TO POB. 4.92 ACRES M/L. NOTE: TIFA DIST #4 - MISSION ST DDA, and SEC 11, T14N R4W, COM 192 FT W & 587 FT N OF S 1/4 COR SEC 11, TH W 470.61 FT, N 729.94 FT, E 470.61 FT, S 729.94 FT TO POB. 7.88 ACRES M/L.
  
2. **ZBA-03-2017 - 1015 E. Pickard** Stephen Kerr-Valley City Sign/Meijer's Corp. Applicant is requesting a variances from Section 154.146-Signs in the C-3 Sign in the C-3 District. The property is described as: COM 440 FT N, AND 33 FT E OF THE SW COR OF SW 1/4 OF SW 1/4 SEC 11, T14N R4W, TH N APPROX. 879.11 FT, E 1289.52 FT, S 898.05 FT, W 33 FT, S 390 FT, W 693 FT, N 390 FT, W 693 FT, N 390 FT, W 559 FT TO POB. NOTE: TIFA DIST #4 - MISSION ST DDA, EXC PARCEL BEG AT PT ON THE S LINE SEC 11, WHICH IS N 89D30M38S E ALONG S LINE 809 FT FROM SW COR SEC 11, TH CONT N 89D30M38S E ALONG S LINE 128.24 FT, TH N 00D09M42 S E 50.00 FT TO THE NTHLY ROW LINE PICKARD RD, TH N 89D30M38S E ALONG NTHLY ROW LINE 8.48 FT, THE 23.95 FT ALONG A CURVE TO LEFT, HAVING A RADIUS OF 40.07 FT, DELTA ANGLE 34D15M00S, A TANGENT OF 12.35 FT, AND A LONG CHORD BEARING AND DISTANCE OF N 15D34M50S E 23.6 FT, TH N 00D09M42S E 352.06 FT, TH 45.34 FT ON A CURVE TO THE LEFT HAVING A RADIUS OF 29.65 FT, A DELTA ANGLE OF 87D36M22S A TANGENT OF 28.44 FT, AND A LONG CHORD BEARING AND DISTANCE OF N 44D43M30S W 41.05 FT, TH N 89FD47M57S W 114.01 FT, TH S 00D09M42S W 455.52 FT TO THE POB. ALSO EXC A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SEC 11, T14N, R4W, DESCRIBED AS: COMM AT THE SW COR SEC 11, T14N R4W, TH ALONG THE W LINE SAID SEC 11, N 01D02M21S W 524.91 FT, N 88D57M39S E 53 FT, TO THE ELY ROW LINE OF MISSION ST AND THE POB, TH ALONG SAID ROW LINE N 01D02M21S W 224 FT, THENCE PARALLEL WITH THE S LINE OF SEC 11, N 89D30M38S E 40.65 FT, TH PARALLEL WITH SAID ROW LINE N 01D02M21S WEST, 47 FT, TH PARALLEL WITH SAID S LINE, N 89D30M38S E 88 FT, TH S 88D49M44S E 75.42 FT, TH S 44D09M51S E 26.74 FT, TH S 00D20M37S W 253.28 FT, TH S 40D24M17S W 20.46 FT, TH N 81D20M51S W, 72.39 FT, TH PARALLEL WITH SAID S LINE, S 89D30M38S W 107 FT, TH N 72D50M27S W 25.56 FT TO THE POB. (SPLIT FOR 2003 - SEE NEW 15308 & 15309) ALSO EXCEPT PARCEL COMMENCING AT SW COR SEC 11, THENCE N 89D30M38S E ALONG THE SOUTH LINE OF SEC 714 FT TO THE POB, THENCE CONTINUING N 89D30M38S E ALONG THE SOUTH LINE SEC 95.00 FT, THENCE N 00D09M42S E 455.52 FT, THENCE N 89D47M57S W 114 FT, THENCE S 42D41M29S W 39.85 FT, THENCE S 00D14M22S WEST 346.83 FT, THENCE N 89D30M38S E 45.50 FT, THENCE S 00D29M22S E 81 FT TO POB.

PLACE OF HEARING: City Commission Chamber, City Hall, 320 W. Broadway, Mt. Pleasant, Michigan 48858.

You may submit your views in person, in writing, or by signed proxy. Details may be obtained from the Department of Building Safety.

Brian Kench  
Zoning Board of Appeals  
Phone: 779-5301

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**All interested persons may attend and participate. Persons with disabilities needing assistance to participate may call the City of Mt. Pleasant Personnel Office at 779-5314. A 48-hour advance notice is necessary for accommodation.**