



CITY OF BATTLE CREEK
COMMUNITY SERVICES DEPARTMENT – PLANNING and ZONING

**MEETING NOTICE OF THE
ZONING BOARD OF APPEALS**

DATE: Tuesday, January 14, 2020
TIME: 4:00 p.m.
PLACE: Room 301, City Hall (Commission Chambers)

1. CALL TO ORDER:

2. ATTENDANCE:

3. ADDITIONS OR DELETIONS TO AGENDA:

4. CORRESPONDENCE:

5. OLD BUSINESS:

6. NEW BUSINESS:

A. Z-11-19, (859 Capital Ave. S.W., Parcel #0063-00-540-0) Petition is for Fadi Gulla and Fast Signs to allow 2 wall signs off of Capital Ave. elevations and 2 additional wall signs on the south and east elevations. Keep the 2 existing pole signs that state “BETTER” face ID in the cabinets. Which is in conflict with Chapter 1299.06(6) of the ordinance.

7. APPROVAL OF MINUTES: December 10, 2019

8. COMMENTS BY THE PUBLIC:

9. COMMENTS BY THE MEMBERS:

10. ADJOURNMENT:

The City of Battle Creek will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered in the meeting upon notice to the City of Battle Creek. Individuals with disabilities requiring auxiliary aids or services should contact the City of Battle Creek by writing or calling the following: Office of the City Clerk, P. O. Box 1717 / 10 North Division - Suite 111, Battle Creek, MI 49016 / Phone: (269) 966-3348 (Voice) / (269) 966-3348 (TDD)

10 N. DIVISION ST. SUITE 117 BATTLE CREEK MICHIGAN 49014
PHONE (269) 966-3320 FAX (269) 966-3555 WWW.BATTLECREEKMI.GOV

ZONING BOARD OF APPEALS
MEETING MINUTES
December 10, 2019
4:00 P.M.

CALL TO ORDER:

Mr. James Moreno, Chairperson called meeting to order at 4:01 P.M.

ATTENDANCE:

Members Present: Deland Davis Bill Hanner
James Moreno Mark Jones
John Stetler Noris Lindsey
Michael Delaware

Members Absent: Carlyle Sims

Staff Present: Marcel Stoetzel, Deputy City Attorney
Glenn Perian, Senior Planner, Planning Dept.
Eric Feldt, Planner, Planning Dept.
Michele K. Jayakar, CSR II, Planning Dept.

ADDITIONS OR DELETIONS TO THE AGENDA: Z-13.19 (2245 Columbia Ave. Parcel #0066-00-550-0) Petition from Battle Spring, LLC. **Withdrawn petition.**

CORRESPONDANCE: None

OPENING COMMENTS: Mr. Jim Moreno, Chairperson stated the meeting procedure where everyone present may speak either for or against an appeal and that he will ask for a staff report to be presented and then open the public hearing. At the public hearing, persons may come forward and state their name and address for the record as it is being recorded and then speak either for or against an appeal. The public hearing will then be closed and the zoning board will discuss and make a decision. If a petition has been denied the petitioner has the right to appeal to Circuit Court.

OLD BUSINESS: None

NEW BUSINESS:

A. Z-11-19 (859 Capital Ave. S.W., Parcel #0063-00-540-0):

Z-11-19, Petition is for Fadi Gulla and Fast Signs to allow 2 wall signs off of Capital Ave. elevations and 2 additional wall signs on the south and east elevations. Keep the 2 existing pole signs that state “BETTER” face ID in the cabinets. Which is in conflict with Chapter 1299.06(6) of the ordinance

Chairman James Moreno asked for a staff report; Glenn Perian gave a verbal staff report recommending denial for petition Z-11-19.

Chairman James Moreno asked the applicant to come forward and speak regarding the request for a dimensional variance.

Applicant Fadi Gulla of Fast Signs along with his attorney Ben Bayram state they originally applied for 7 signs that were approved verbally. Fadi Gulla also brought forth an email that he states approved the signage. Upon presentation of the email it was noted to be from the City of Kalamazoo.

Chair Mr. Moreno asked if there are any members of the public present to either speak for or against the variance request.

There was no public to comment.

Chair Mr. James Moreno asked if there was any further discussion; seeing none, he would close the Public Hearing and entertain a motion.

MOTION WAS MADE BY MR. JOHN STETLER TO POSTPONE Z-11-19 TO THE JANUARY ZONING BOARD OF APPEALS MEETING SO THAT THE APPLICANT MAY HAVE TIME TO BRING IN ALL OF HIS PAPERWORK AND IS BETTER PREPARED. THE MOTION WAS SUPPORTED BY MR. DELAND DAVIS. ALL IN FAVOR; NONE OPPOSED. MOTION APPROVED.

**B. Z-12-19, (1525 W. COLUMBIA AVE. SUITE 11 & 13,) PARCEL # 0066-00-550-0)
Petition from Battle Spring, LLC to add its business name to a pylon sign for the plaza, and keeping its main business sign, which faces the road. Which is in conflict with Chapter 1299.06(6) of the ordinance.**

Chairman Moreno asked for a staff report; Glenn Perian gave a verbal staff report recommending denial.

Chairman Mr. Moreno asked the applicant to come forward and speak regarding the request for a dimensional variance.

Julia Colosimo, attorney for Battle Springs LLC., states that driving from the east it is not easy to see as the pylon is in front of the business and hard for customers to see the them.

John Stetler states he feels the pylon is a directory and if he didn't see the business name he would assume it wasn't there.

Chairman James Moreno that the Zoning assurance letter was signed and if a sign were to be allows on the pylon it would create conflict with the Zoning assurance letter.

Glenn Perian, Planner, agreed with Chairperson Moreno and states that would be the Planning Depts. stand. That it is a City ordinance, not a State ordinance. That the City Commission felt limiting marihuana signs was important.

MOTION WAS MADE BY JOHN STETLER TO ALLOW 1 SIGN ON THE BUILDING AND 1 ON THE PYLON OF THE PLAZA. MOTION WAS SUPPORTED BY BILL HANNER.. TWO FOR, FIVE AGAINST, MOTION DENIED.

Chairman James Moreno asked for a motion approving the August 14, 2019 meeting minutes.

MOTION WAS MADE BY MR. DELAND DAVIS TO APPROVE THE AUGUST 14, 2019 ZONING BOARD OF APPEALS MEETING MINUTES, THE MOTION WAS SUPPORTED BY MARK JONES. ALL IN FAVOR; NONE OPPOSED; MINUTES APPROVED.

MOTION WAS MADE BY MR. DELAND DAVIS TO APPROVE THE 2020-2021 MEETING SCHEDULE. THE MOTION WAS SUPPORTED BY BILL HANNER. ALL IN FAVOR; NONE OPPOSED; MINUTES APPROVED.

COMMENTS BY THE PUBLIC: None

COMMENTS BY THE MEMBERS / STAFF:

ADJOURNMENT: Chairman James Moreno adjourned the meeting at 4:40 P.M.

Submitted by: Michele K. Jayakar, Customer Service Rep. II, Planning Dept.

DRAFT



Battle Creek Zoning Board of Appeals Staff report for the December 10, 2019 Meeting

To: Zoning Board of Appeals
From: Glenn Perian, Senior Planner
Date: December 2, 2019
Subject: Variance Request
Z-11-19, Fast Signs/Fadi Gulla, is requesting a dimensional variances relative to the number of signs permitted for a State Licensed Medical Marihuana Provisioning Center located on property at 859 SW Capital Avenue, Property ID # 0063-00-540-0.

Summary

A petition from Fast Signs/Fadi Gulla requesting a variance from Chapters 1299.06 (b) to allow seven (7) signs at a State Licensed Medical Marihuana Provisioning Center at 859 SW Capital Ave.

Background/Project Information

The subject property is located on the northeast corner of SW Capital Ave. and E. Columbia Ave., just north of 861 Capital Ave. SW. The property/building has approximately 90' of frontage SW Capital Ave. and approximately 45' of frontage along E. Columbia Ave. The property is occupied with a State Licensed Medical Marihuana Provisioning Center and the Applicant is requesting a variance to allow seven (7) signs on the property. According to the Applicant, "the (2) allowed signs will not properly identify the business to traffic and customers".

Chapter 1299.06 **DEVELOPMENT, OPERATIONAL STANDARDS** state

The following regulations are applicable to all State Licensed medical marihuana facilities.

(b) Signage. Notwithstanding Chapter 1296 Signs, only one sign per street frontage shall be permitted for any state licensed medical marihuana facility. Neon lighted signs are prohibited.

The request for this variance is to allow this Medical Marihuana Provisioning Center to have seven (7) signs located on the property advertising the business. (See application for location of all proposed signage in the attached material) We expect a representative to be at the meeting to answer any questions you may have related to this request.

Public Hearing and Notice Requirements

An advertisement of this public hearing was published in the Battle Creek SHOPPER NEWS on November 21, 2019, not less than the 15 days before the hearing as required by State Law and ordinance.

Thirty-Six (36) notices of the public hearing were also sent by regular mail to property owners and occupants located within 300' of the subject parcel. As of the writing of this report, we have not received any comment related to this request.



Subject property 859 Capital Ave. SW in red

Variance Requested

The Appellant is seeking a dimensional variances to allow more signage that what the Ordinance permits at a Medical Marihuana Provisioning Center located at 859 SW Capital Ave. As most of you know, the City Commission recently adopted new sections of the City of Battle Creek Codified Ordinances allowing Medical Marihuana facilities to locate in City. The new standards were officially adopted by the City Commission on February 6, 2018, and one of the standards adopted limit the amount of signage for Medical Marihuana facilities to only one sign per street frontage. (See Ch. 1299.06 (b) above).

Applicable Zoning Ordinance Provisions

Chapter 1234.04 states:

b) The Board shall have the authority to grant the following variations:

(1) Nonuse. If there are practical difficulties for nonuse variances relating to the construction, structural changes, or alterations of buildings or structures related to dimensional requirements of the zoning ordinance or to any other nonuse-related standard in the ordinance in the way of carrying out the strict letter of the zoning ordinance, then the Board may grant a variance so that the spirit of the zoning ordinance is observed, public safety secured, and

substantial justice is done. The Board may impose conditions as otherwise allowed under the Michigan Zoning Enabling Act, MCL 125-3101 et seq.; and

(c) Variance Standards. In consideration of all appeals and proposed exceptions to or variations from this Zoning Code, the Board shall, before making any such exceptions or variations, in a specific case, first determine that the applicant has met all of the following conditions as set out for the specific type of variance requested:

(1) Nonuse (dimensional) Variances:

A. When it can be shown that a practical difficulty would, in fact, exist if the strict non-use requirements of this zoning ordinance (e.g., lot area, width, setbacks, building height, etc.) were applied to a specific building project, the Board may grant a variance from these requirements. The practical difficulty from a failure to grant the variance must include substantially more than a mere inconvenience or a mere inability to attain a higher financial return.

B. The practical difficulty must be exceptional and peculiar to the subject parcel of land which do not generally exist throughout the City and may not be self-imposed or the result of an earlier action by the applicant. If the parcel of land could be reasonably built upon in conformance with the requirements of this zoning ordinance by simply relocating or redesigning the structure(s), then a variance shall not be granted.

C. A variance shall not be granted when it will alter or conflict with the intent of this Ordinance considering the public benefits intended to be secured by this Zoning Code and the rights of others whose property would be affected by the allowance of the variance.

D. Any variance granted shall be the minimum necessary to provide relief for the practical difficulty of the applicant.



from across the street

Subject property looking north



Subject looking east



subject looking southeast

Analysis

Staff has reviewed the application and finds that it meets the requirements for submittal and is considered complete. The Appellant is requesting a variance to allow more signage than what is currently permitted for a Medical Marihuana Provisioning Center. The Appellant has supplied reasons supporting the request for appeal in the application and supplemental information with the variance requested, they are included at the end of this report.

Findings and Recommendation

The Zoning Board of Appeals can approve, approve with conditions, or deny this request. The Zoning Board of Appeals can also table or postpone the request pending additional information. In consideration of all variations from the Zoning Code, the Board shall, before making any such exceptions or variations, in a specific case, first determine that the conditions listed below are satisfied. Planning staff has reviewed these conditions and we **do not** believe that each condition can be justified in an affirmative manner. Sections of the Planning and Zoning Code and the Codified Ordinances of the City of Battle Creek relating to this request have been amended within the last year to provide rules for Medical Marihuana Facilities to locate within the City of Battle Creek with limited signage being part of the Ordinance standards for Medical Marihuana facilities. We have provided a rationale for each condition set forth below and the Planning staff recommends that the Zoning Board of Appeals deny the Dimensional Variances (Z-11-19) based on the following findings contained in this staff report.

- A) Staff finds that practical difficulty does not in fact exist if the strict requirement of the ordinance is applied to this specific building project and that the Board is authorized to deny the variance in this case. The appellant has provided no reasonable documentation showing practical difficulty exists as it relates to this request. While we agree that other businesses in the immediate vicinity are permitted additional signage, the ordinance is very clear that Medical Marihuana facilities are permitted only one sign per street frontage. Furthermore, as part of the Medical Marihuana application process in the City of Battle Creek, applicants must sign a Zoning Assurance document saying that they have read the applicable ordinances related to Medical Marihuana facilities, including Ch. 1299 (attached).

- B) Staff does not believe that the practical difficulty is exceptional and peculiar to the subject parcel. We do not believe the appellant has provided any evidence or information describing how this property is exceptional or peculiar for the Zoning Board

to grant a variance in this case other than the fact that other businesses in the area are permitted additional signage.

C) Staff believes that if the variance is granted that the intent of the Ordinance will be altered. We understand that business operators feel the need to advertise their business in order to attract customers. However, the City Commission passed ordinances to allow Medical Marihuana facilities to locate in the City under certain conditions; with limited signage being one of them. We do not believe that the Applicant has made a reasonable case as to why the variance to allow additional signage for this business, contrary to what the current ordinance allows should be granted in this case.

D) Staff would like to remind the Board that any variance granted shall be the minimum necessary to provide relief for the practical difficulty of the applicant. In this particular case, staff does not believe practical difficulty exists or that the appellant has shown that it does in fact exist.

Attachments

The following information is attached and made part of this Staff Report.

1. ZBA Petition Form (Petition #Z-11-19)
2. Sign permit application PS19-00039
3. Zoning assurance document



CITY OF BATTLE CREEK
COMMUNITY SERVICES DEPARTMENT – PLANNING and ZONING

Medical Marihuana Facility - Zoning Assurance Letter

By initialing each section and signing below, I acknowledge the following to be true:

SG I have reviewed and understand applicable zoning regulations pertaining to the permitted uses, locations, and restrictions for medical marihuana facilities in the city of Battle Creek, and that if the property identified with this application does not meet said regulations, the application will be denied.

SG I understand that approval of a Conditional Medical Marihuana Facility Permit only provides zoning approval regarding the location of the proposed facility as it relates to the type of facility, zoning district, and buffer requirements outlined in the zoning ordinance.

SG I understand that the property is subject to other regulations of the zoning ordinance, and any use, occupancy, and/or development of a property will need to be in compliance with all regulations of the zoning ordinance, including but not limited to:

- Ch. 1276-Ch. 1282 Height, Yard, Building Coverage, Lot Area and Width Regulations
- Ch. 1284 Off Street Parking and Loading Requirements
- Ch. 1285 Landscape Requirements
- Ch. 1294 Site Plan Review
- Ch. 1296 Signs
- Ch. 1299 Medical Marihuana Facilities

SG I understand that if I receive conditional permit approval, I may proceed with site plan review, building permit applications and plans, and that until such time, the City will not provide an in depth review of the proposed facility as it relates to a specific property. I acknowledge that my project may be denied for failure to comply with all zoning regulations or the inability to come into compliance.

Signature of Applicant

6/30/2018

Date

Planning/Zoning

7/25/18

Date

12:15pm

Time



City of Battle Creek

Community Services - Planning and Zoning Division
City Hall • 10 N. Division Street, Ste. 117 • Battle Creek, Michigan 49014
Ph (269) 966-3320 • Fax (269) 966-3555 • www.battlecreekmi.gov

Appeal No. _____

Date: _____



✓ 6423
2-11-19

APPLICATION FOR A VARIANCE ZONING BOARD OF APPEALS

An Appeal to the Zoning Board of Appeals to authorize a variance from the requirements of the Planning and Zoning Code (Part Twelve) of the City of Battle Creek.

Name of Appellant: FAST SIGNS / FADI GULLA

Address: 3957 BALDWIN RD. Phone: (248) 602-3702

Name of Owner (if different from Appellant): 859 CAPITAL VENTURES, LLC.

Address: 1615 TELEGRAPH RD. BLOOMFIELD HILLS, MI 48302 Phone: (248) 230-2820

TO THE ZONING BOARD OF APPEALS: Request is hereby made for permission to:
(Choose One) Extend Erect Appeal Use Convert Enclose

Description: AN APPEAL TO HAVE (2) WALL SIGNS OFF OF

CAPITAL RD ELEVATIONS + (2) ADDITIONAL WALL SIGN ON

SOUTH + EAST ELEVATIONS. KEEP THE (2) EXISTING POLE SIGNS

WITH "BETTER" FACE ID IN THE CABINETS. SUBSECTION B.

Contrary to the requirements of Section(s) CHAPTER 1299.06 of the Planning and Zoning Code, upon the premises known as 859 CAPITAL AVE SW Battle Creek, MI, in accordance with the plans and/or plat record attached.

The proposed building or use requires Board action in the following area(s):

TO ALLOW PROPER SIGN ID FOR THIS
PROVISIONING CENTER THAT WAS
COMPARABLY THERE FOR THE PRIOR
BUSINESS (TUFFY)

Property/Tax I.D. # No. 0063 - 00 - 540 - 0 Size of the Lot: Width 88 Depth 179'

Size of Proposed Building: Width 102' / 40' Depth N/A Height 20'

The following reasons are presented in support of this appeal (complete each section):

- (a.) This property cannot be used in conformance with the ordinance without the requested variance because:

THE (2) ALLOWED SIGNS WILL NOT
PROPERLY IDENTIFY THE BUSINESS
TO TRAFFIC + CUSTOMERS.

- (b.) This problem is due to a unique situation not shared in common with nearby property owners because:

ADJACENT BUSINESSES HAVE APPROPRIATE
AMOUNT OF SIGN IDENTIFICATION. "BETTER" FACING
(2) STREET THROUGHFARES WOULD LIKE
COMPARABLE + NEEDED SIGN ID, TO CONDUCT
BUSINESS.

- (c.) Granting the variance would not alter the essential character of the area because:

GRANTING OF VARIANCE WOULD NOT
HINDER OR ALTER CHARACTER OF
THE AREA.

- (d.) The problem is not self-created because:

CITY HALL GAVE APPROVAL (TWICE) ON
ALL THE REQUESTED SIGNAGE.
GAVE PERMIT FEE AMOUNT TO PAY.

- (e.) USE VARIANCES ONLY It is not possible to use this particular property for any other use currently allowed in the zoning district because:

I hereby affirm that, to the best of my knowledge, all the above and accompanying statements and drawings are correct and true. In addition, I give permission to the City of Battle Creek's Planning Department staff to access my property, if necessary, to take photographs of the subject of this appeal.

FADI GULLA

(Print Appellant Name)

Fadi Gulla

(Signature of Appellant)

2957 BARDWIN RD. AUBURN HILLS, MI 48326

(Address of Appellant)

If you require additional information or assistance in filling out this application, please contact the Planning Department at (269) 966-3320.

FAST SIGNS.
More than fast. More than signs.

248-602-3702
www.fastsigns.com/2099
2099@fastsigns.com
3957 Baldwin Rd.



WEST ELEVATION
SOUTH ELEVATION



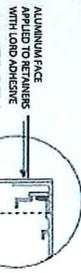
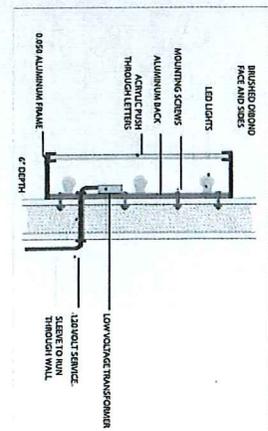
NORTH ELEVATION



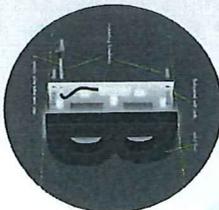
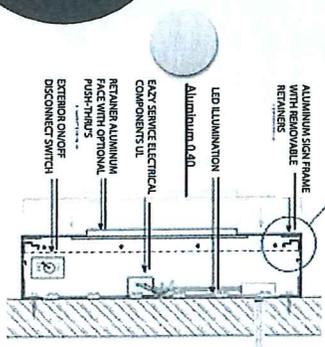
EAST ELEVATION



SOUTH ELEVATION



3" DEPTH

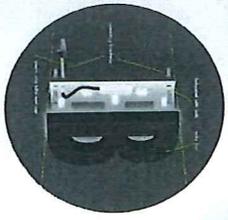
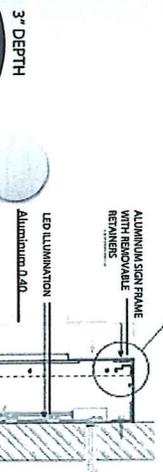
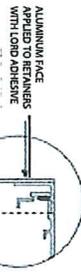
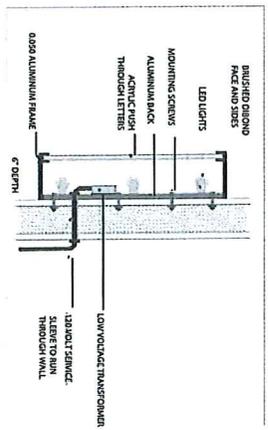
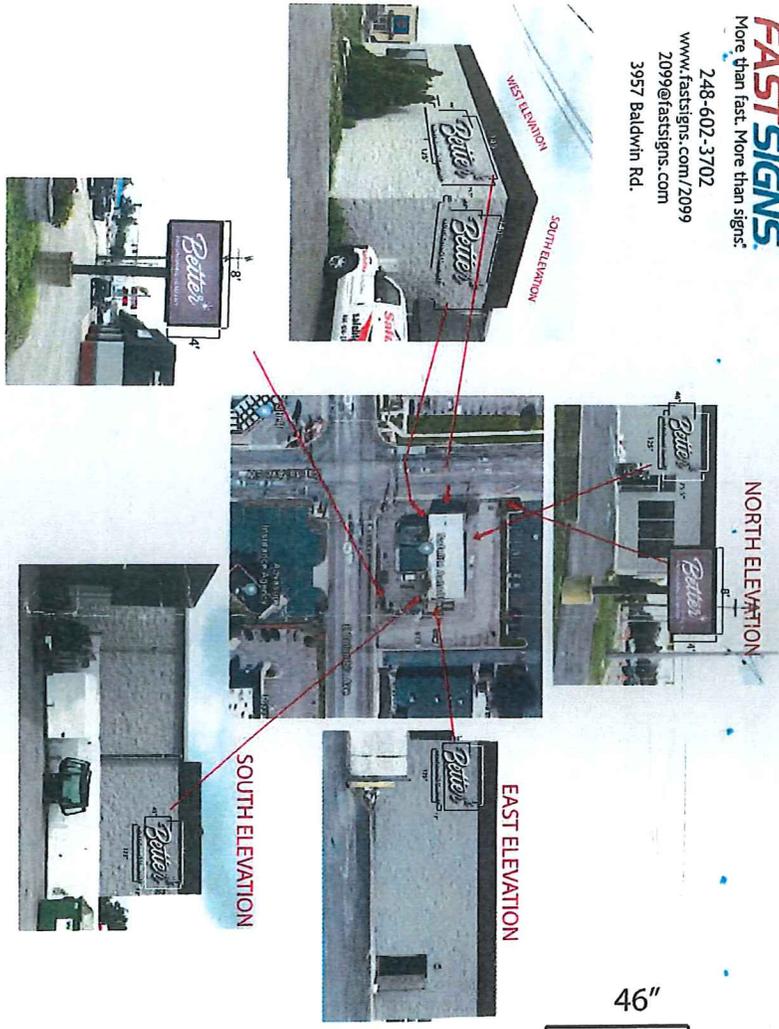


- INSTALLATION & DIGITAL
- GRAPHIC DESIGN
- EXHIBITS & DISPLAYS
- SIGNS & GRAPHICS
- PROMOTIONAL PRODUCTS
- CORPORATE IDENTITY
- SHIPPING & STORAGE

PROJECT NAME BETTER PROVISIONING COMPANY DATE 8/14/2019 CLIENT APPROVAL _____
PROJECT LOCATION 859 Capital Ave SW, Battle Creek, MI 49015 LANDLORD APPROVAL _____

FAST SIGNS
More than fast. More than signs.

248-602-3702
www.fastsigns.com/2099
2099@fastsigns.com
3957 Baldwin Rd.

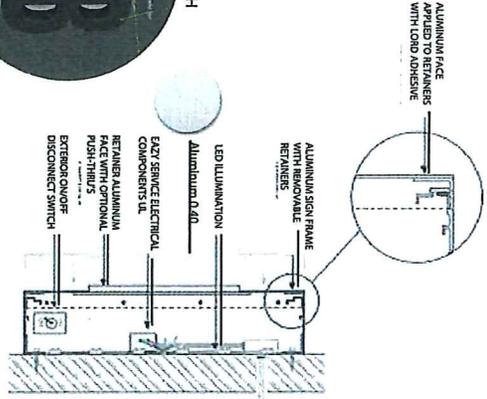
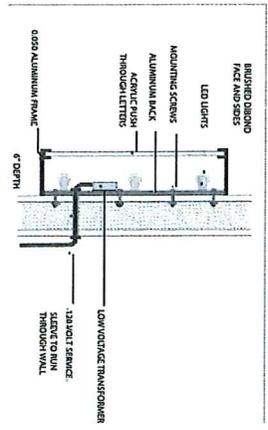
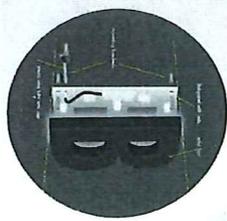
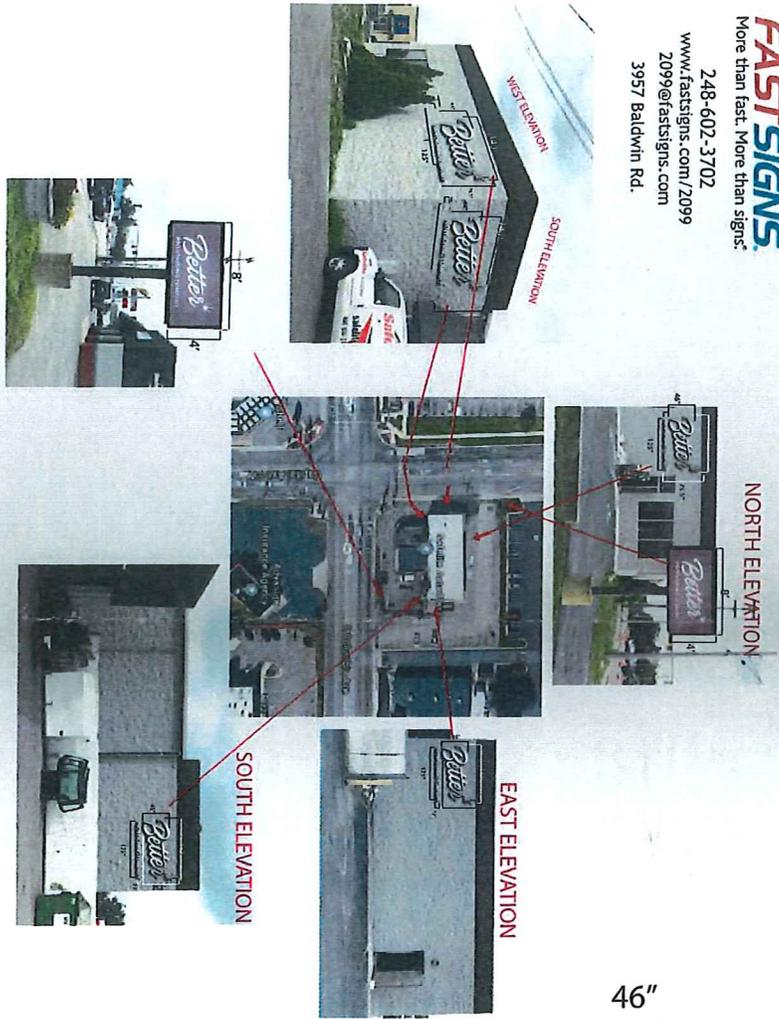


PROJECT NAME: BETTER PROVISIONING COMPANY DATE: 8/14/2019 CLIENT APPROVAL: _____
 PROJECT LOCATION: 859 Capital Ave SW, Battle Creek, MI 49015 LANDLORD APPROVAL: _____

-
-
-
-
-
-
-

FAST SIGNS
More than fast. More than signs.

248-602-3702
www.fastsigns.com/2099
2099@fastsigns.com
3957 Baldwin Rd.



-
-
-
-
-
-
-
-

PROJECT NAME BETTER PROVISIONING COMPANY DATE 8/14/2019 CLIENT APPROVAL _____
PROJECT LOCATION 859 Capital Ave SW, Battle Creek, MI 49015 LANDLORD APPROVAL _____

SIGN PERMIT APPLICATION

CLEAR FORM PRINT FORM

Leroy Township
8156 4 Mile Road
East Leroy, MI 49051
Ph: 269-979-9421
Fax: 269-979-2775

Area Metropolitan Services Agency

Please make your check payable to and send it to, the appropriate jurisdiction noted.

Please mark box for appropriate jurisdiction.

Bedford Township **Convis Township** **Emmett Township** **Newton Township** **Pennfield Township** **City of Battle Creek** **City of Springfield**
 115 S Uldriks Drive 19500 15 Mile Road 621 Cliff Street 7988 G Drive South 20260 Capital Ave NE 10 N Division St, Ste 117 501 Avenue A
 Battle Creek, MI 49017 Marshall, MI 49068 Battle Creek, MI 49014 Ceresco, MI 49033 Battle Creek, MI 49017 Battle Creek, MI 49014 Springfield, MI 49015
 Ph: 269-965-9096 Ph: 269-789-0654 Ph: 269-968-0335 Ph: 269-979-3212 Ph: 269-968-4422 Ph: 269-966-3382 Ph: 269-441-9273
 Fax: 269-965-0908 Fax: 269-789-0657 Fax: 269-968-0108 Fax: 269-979-4470 Fax: 269-968-2021 Fax: 269-966-3654 Fax: 269-965-0114

Administrative Section: \$250
 Cash Receipt # 30789 Inspector Approval _____ Issued Permit # PS19-00039
 Check # 6288 Zoning Administrator Approval _____ Date _____

I. JOB LOCATION

NAME OF BUSINESS AND BUSINESS OWNER: **Better Provisioning Company** HAS AN ELECTRICAL PERMIT BEEN OBTAINED FOR THIS PROJECT? YES NO N/A
 STREET ADDRESS & JOB LOCATION (STREET NO. & NAME): **859 Capital Ave SW Battle Creek, MI 49015** ZONING CLASSIFICATION _____
 JOB SITE TELEPHONE: **248-602-3702** CELL NUMBER _____ FAX _____
 NUMBER OF EXISTING SIGNS: **N/A** TOTAL SQUARE FOOTAGE OF EXISTING SIGNS: **N/A**

II. SIGN CONTRACTOR (if applicable)

NAME: **I SIGNS + DESIGNS** ADDRESS: **11341 E. 8 MILE RD. WARREN, MI** CITY/STATE: **WARREN, MI** ZIP: **48089**
 PHONE NUMBER: **(586) 759-5706** FAX NUMBER: **(586) 759-5704** E-MAIL ADDRESS: **marie@isignsmich.com**

III. ELECTRICAL CONTRACTOR (if applicable)

NAME: **EMERGENCY ELECTRIC** ADDRESS: **5229 WOODVIEW DR. BLOOMFIELD HILLS, MI** CITY/STATE: **BLOOMFIELD HILLS, MI** ZIP: **48302**
 PHONE NUMBER: **(248) 866-8828** FAX NUMBER: **(248) 538-8756** E-MAIL ADDRESS: **brankany@yahood.com**

IV. LOCATION OF SIGN V. COST OF SIGNS

On Premise Sign **Off Premise Sign**
In Battle Creek, call the Planning Department at 966-3320 before submitting an application for an off premise sign.

Portable/Temporary Sign		Permanent Sign	
Administration Fee	\$25	Administration Fee	\$50
Zoning Approval	\$15	Zoning Approval	\$25
Inspection Fee	\$25	Inspection Fee (1 st \$1,000 of Cost)	\$50
Plan Review (if applicable)	\$25	Each Addl \$1,000	\$20
		Plan Review (if applicable)	\$25
Total Fee Paid:		Total Fee Paid:	

VI. SIGN INFORMATION

QUANTITY	TYPE OF SIGN (FASCIA, ROOF, POLE, ETC)	TYPE OF MATERIAL	LENGTH		WIDTH		NUMBER OF SIDES	TOTAL DISPLAY AREA	HEIGHT ABOVE STREET	
			FT	IN	FT	IN			FT	IN
4	wall sign	Aluminum/Acrylic	4'	4"	11'	6"	5	\$ 49.83 \$/FT	20'	
2	SIGN FACES	LEXAN	8'		4'		2	32 \$/FT		

APPLICATIONS MUST INCLUDE CONSTRUCTION DRAWINGS AND SITE PLAN

VII. COMMENTS/DESCRIPTION

Only those permitted under this Sign permit. See email from sign applicant. - Eric Feldt 10/1/19 \$ 6,000

DRAWING SPACE PROVIDED ON BACK SIDE

Better Company Battle Creek

mark

Fri 9/20/2019 7:44 AM

To: Eric S. Feldt <esfeldt@battlecreekmi.gov>

 1 attachments (4 MB)

Better Provisioning Company Battle Creek City Drawing.pdf;

Email sent from outside of the City of Battle Creek. Use caution before clicking links/attachments.

Eric,

Please review the revised drawings for the Better Provisioning Signage. We will just proceed with the (2) wall signs that are circled.

We will variance the other (2) wall signs. What is the cost and procedure?

Mark
I Signs & Designs

FAST SIGNS®

More than fast. More than signs.®

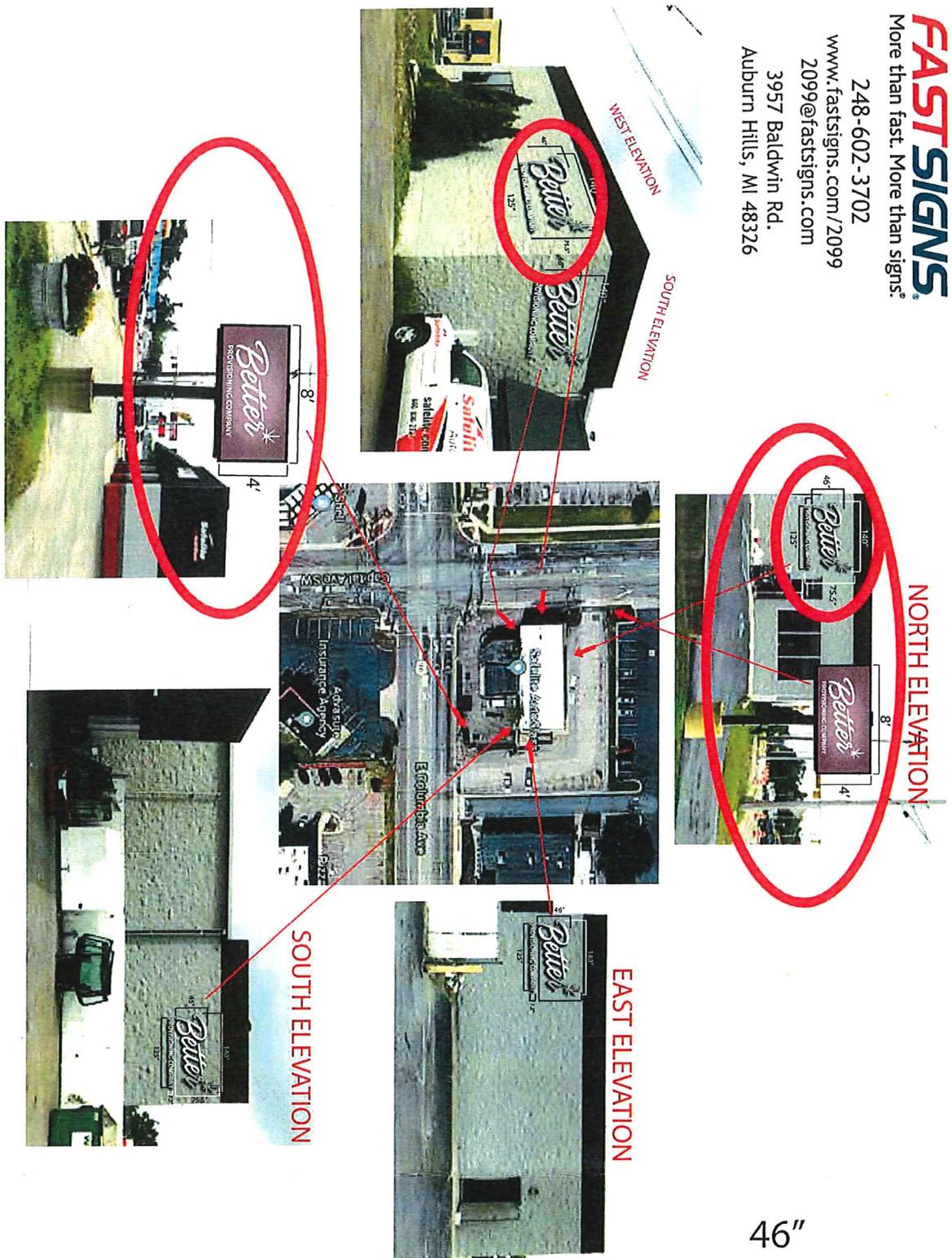
248-602-3702

www.fastsigns.com/2099

2099@fastsigns.com

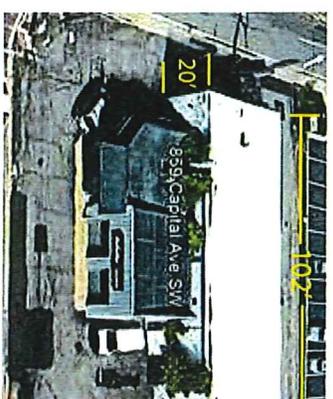
3957 Baldwin Rd.

Auburn Hills, MI 48326



140'
125'
Better
PROVISIONING COMP

125"



- 
INSTALLATION
- 
INTERACTIVE & DIGITAL
- 
GRAPHIC DESIGN
- 
EXHIBITS & DISPLAYS
- 
SIGNS & GRAPHICS
- 
PROMOTIONAL PRODUCTS
- 
CORPORATE IDENTITY
- 
SHIPPING & STORAGE

PROJECT NAME BETTER PROVISION
 PROJECT LOCATION 859 Capit

FAST SIGNS.
More than fast. More than signs.®

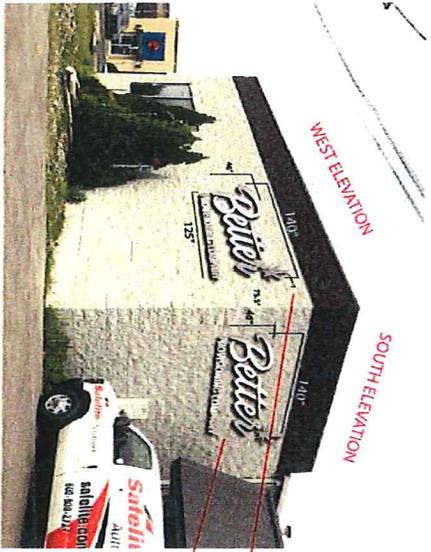
248-602-3702

www.fastsigns.com / 2099

2099@fastsigns.com

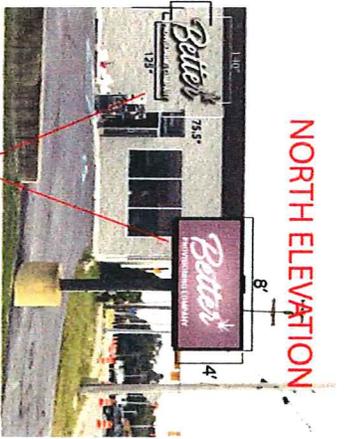
3957 Baldwin Rd.

Auburn Hills, MI 48326

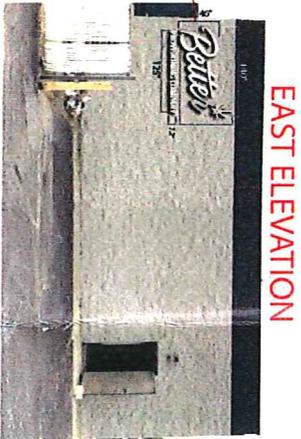
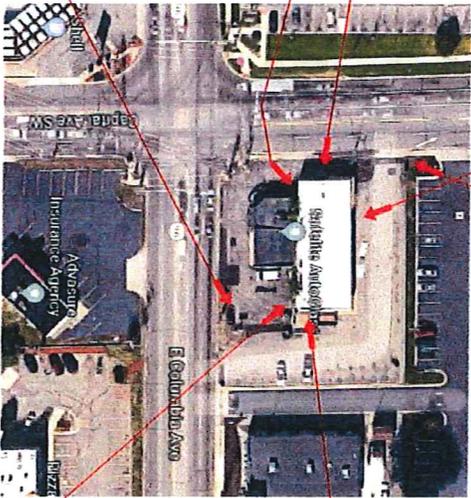


WEST ELEVATION

SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



140"
Better

PROVISIONING COMPANY

125"

46"

PS19-00039
859 Capital SW
MMF



INSTALLATION



INTERACTIVE
& DIGITAL



GRAPHIC
DESIGN



EXHIBITS
& DISPLAYS



SIGNS &
GRAPHICS



PROMOTIONAL
PRODUCTS



CORPORATE
IDENTITY



SHIPPING &
STORAGE

PROJECT NAME BETTER PROVISIONIN
PROJECT LOCATION 859 Capital

FAST SIGNS.

More than fast. More than signs.
 248-602-3702
 www.fastsigns.com/2099
 2099@fastsigns.com
 3957 Baldwin Rd.
 Auburn Hills, MI 48326

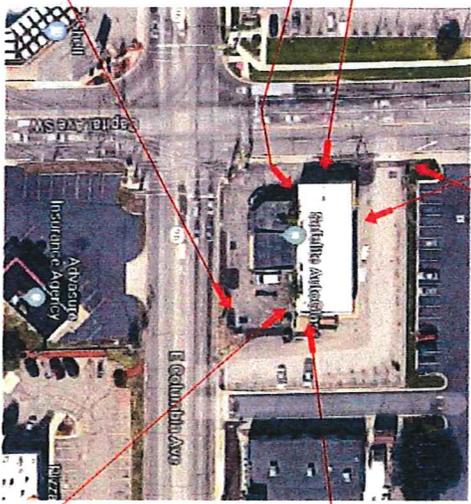


NORTH ELEVATION

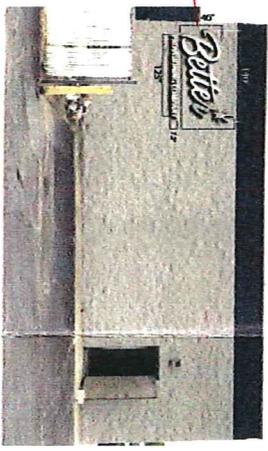


WEST ELEVATION

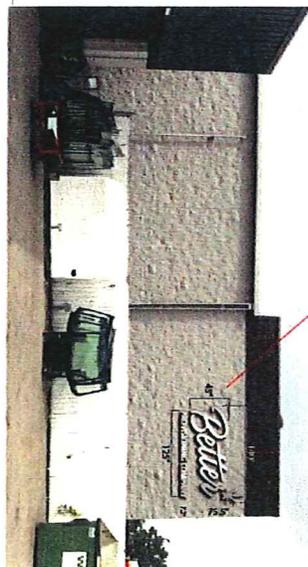
SOUTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



PROVISIONING COMPAN

125"



INSTALLATION



INTERACTIVE & DIGITAL



GRAPHIC DESIGN



EXHIBITS & DISPLAYS



SIGNS & GRAPHICS



PROMOTIONAL PRODUCTS



CORPORATE IDENTITY



SHIPPING & STORAGE

PROJECT NAME BETTER PROVISION
 PROJECT LOCATION 859 Capital Ave SW



CITY OF BATTLE CREEK
COMMUNITY SERVICES DEPARTMENT – PLANNING and ZONING

Medical Marihuana Facility - Zoning Assurance Letter

By initialing each section and signing below, I acknowledge the following to be true:

SG I have reviewed and understand applicable zoning regulations pertaining to the permitted uses, locations, and restrictions for medical marihuana facilities in the city of Battle Creek, and that if the property identified with this application does not meet said regulations, the application will be denied.

SG I understand that approval of a Conditional Medical Marihuana Facility Permit only provides zoning approval regarding the location of the proposed facility as it relates to the type of facility, zoning district, and buffer requirements outlined in the zoning ordinance.

SG I understand that the property is subject to other regulations of the zoning ordinance, and any use, occupancy, and/or development of a property will need to be in compliance with all regulations of the zoning ordinance, including but not limited to:

- Ch. 1276-Ch. 1282 Height, Yard, Building Coverage, Lot Area and Width Regulations
- Ch. 1284 Off Street Parking and Loading Requirements
- Ch. 1285 Landscape Requirements
- Ch. 1294 Site Plan Review
- Ch. 1296 Signs
- Ch. 1299 Medical Marihuana Facilities

SG I understand that if I receive conditional permit approval, I may proceed with site plan review, building permit applications and plans, and that until such time, the City will not provide an in depth review of the proposed facility as it relates to a specific property. I acknowledge that my project may be denied for failure to comply with all zoning regulations or the inability to come into compliance.

Signature of Applicant

Date

Planning/Zoning

Date

Time