

Project Narrative

WHO & WHERE: Meijer Properties is currently upgrading the signage at the Meijer store located at 400 Dan Jones Road in Plainfield as part of a nationwide refurbishment initiative.

WHAT & WHY:

MAIN ID Sign: The proposed replacement of the Main ID sign is the same dimensions and design as the existing sign. It is essentially a “like for like” replacement. It is only 17.35 sq ft. over the current individual sign allowance. The new sign would be put in the exact location and be the exact size as the one that has been there since the store opening.

GAS CANOPY Signs: The gas canopy currently has three Meijer logo signs on the north, south and east sides of the canopy and gas pricers on the north and south ends of the canopy, none of which are now allowed by city code. Meijer is willing to remove all three existing Meijer logo signs from the canopy. However, they would like to replace the existing small (54” X 10”) gas pricer header panel to read “UNLEADED”, on the north and south side of the canopy in order to continue to make gas prices visible to the traffic flowing north and south on Dan Jones Rd. as they have been since the store opening. The existing “Regular” header panel is faded and outdated.

GAS STATION BUILDING Sign: Although the proposed Meijer Express sign is not permitted by the city code (Section 14.1), Meijer is requesting approval to place a 25 sq. ft. sign to identify the convenience store & gas station. Meijer will agree to remove the Meijer name from three sides of the gas station canopy. In that case, there would be no sign to identify the convenience store. Meijer needs at least one sign on the building to identify the convenience store.

Board of Zoning Appeals - Common Forms

Project Name	Meijer Rebranding		
Address/Location	400 Dan Jones Rd. Plainfield, IN 46168		
Type	☒ Conventional	☐ Planned Unit Development	☐ Other
Existing Zoning	Commercial	Requested Zoning	Commercial
Are additional petitions necessary? (see below)		Have the petitions been submitted? (see below)	
Architectural and Site Design	☐ Yes ☒ No	Architectural and Site Design	☒ Yes ☐ No
Primary Plat	☐ Yes ☒ No	Primary Plat	☒ Yes ☐ No

Contact Information	Applicant		Owner		Engineer	
Corporate Name	Sign Solutions, Inc.		Meijer Properties			
Contact Name	Lisa Rains		Tanner Schrunk			
Street Address	505 Commerce Prkway W		2350 3 Mile Road NW			
Street Address						
City/Town	Greenwood		Grand Rapids			
State, Zip	IN, 46143		MI 49544			
Phone Number	317-881-1818		206-818-1704			
E-Mail						
Primary Contact	☒ Yes	☐ No	☐ Yes	☒ No	☐ Yes	☐ No

Contact Information	Architect		Attorney		Other	
Corporate Name	Elevatus Architect					
Contact Name	Craig M. Armstrong, AIA					
Street Address	111 E Wayne Street					
Street Address	Suite # 555					
City/Town	Fort Wayne					
State, Zip	IN 46802					
Phone Number	260-299-3958					
E-Mail	carmstrong@elevatus.com					
Primary Contact	☐ Yes	☒ No	☐ Yes	☐ No	☐ Yes	☐ No

Form: Authorization from Owner

The undersigned, Tanner Schrunk, being the Owner of the property commonly known as, Meijer Store #256 - Plainfield, IN hereby authorizes

Sign Solutions, INC. to file a (check all that apply):

- | | | |
|--|--|--|
| ☐ Zone Map Amendment | ☐ Architectural and Site Design | |
| ☐ Primary Plat | ☐ Secondary Plat | ☐ Vacation |
| ☒ Variance | ☐ Special Exception | ☐ Administrative Appeal |

This consent shall remain in effect:

☒ Until revoked by a written statement filed with the Town of Plainfield

☐ Until the following date:

Signature:



Printed:

Tanner Schrunk

Time (if applicable)

Date:

7/15/2026

Signature:

Printed:

Time (if applicable)

Date:

The undersigned, having been duly sworn on oath states the above information is true and correct as (s) he is informed and believes.

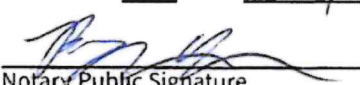
Signature of Applicant:  Date: 7/15/2026

Printed Name & Title: Tanner Schrunk

State of: Michigan)

County of: Kent) SS:

Subscribed and sworn to before me this 15th day of July, 2026.


Notary Public Signature

Bryan Hayboer
Printed Name

Residing in Ottawa County

My Commission expires June 28, 2029

Findings: Variance of Development Standards

Project	Meijer (Main ID Sign)
Location	400 Dan Jone Rd, Plainfield, IN 46168

Finding	Applicant Response (use additional sheets if necessary)
The variance of use will not be injurious to the public health, safety, morals, and general welfare of the community because:	Replacing the building Main ID sign that has been there for years will have no effect on the Public health, safety, morals or general welfare of the community.
The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:	Changing the existing sign will only improve the appearance of the store front with a fresh and clean look. This improvement will not have an adverse effect on adjacent properties.
The strict application of the terms of the Plainfield Zoning Ordinance would result in an unnecessary hardship in the use of the property because:	The existing sign would not be allowed under the new ordinance to be updated. This sign is weathered and needs to be replaced. Not being allowed to update the sign makes an unnecessary hardship on Meijer. The property is over 25 acres and the sign is the appropriate size for this location. Making the sign smaller will result in ghosting images on the building and will not have a clean proportionate appearance.

At its meeting held on the _____ day of _____, 20____, the Plan Commission voted to _____ the requested Vacation of Plat by a vote of ____ to ____.

Applicant Signature: _____

CUSTOMER INFORMATION

Customer: Meijer
Store #256
Address: 400 Dan Jones Rd.
Plainfield, IN

Project Manager: Jennifer Henson

DRAWING INFORMATION

File Name: Meijer
Plainfield, IN
Site Plan
REV E 7-2-26

Date: REV A 9-19-25
REV B 10-1-25
REV C 1-21-26 JWW
REV D 6-12-26 JWW
REV E 7-2-26 JWW

Revisions:

Page: 2 of 3

Designer: Jeff Weispenfening

Customer/LL Approval:



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800-235-5178
St. Paul, MN
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800-699-0563
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Overall Site Plan

Page 2 - Site Plan - Site Signs
Site Plan with Sign Locations



Install Dates:

Site Plan with Locations: Site Signs

- K** Lit Multi-Tenant Monument Sign #1 - Meijer: Dan Jones Rd. & Entr.
- L** Lit Multi-Tenant Monument Sign #2 - Meijer: E. Main St. & Meijer Dr.
- M** Lit Gas Canopy Signs - Meijer & Gas Pricers - By Others (3)
- N** Lit M Express Wall Sign - Gas Station East Elevation

Installers Must...

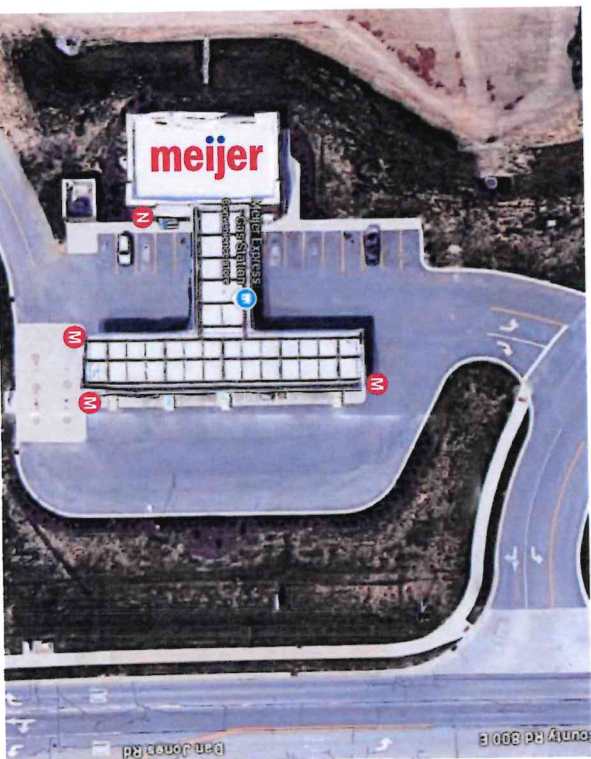
Meet all GC site requirements. Installer must meet with Site Sup daily & comply with all safety regulations.

All wires for connection on building signage to be brought in as shown.

No exposed wire or conduit from customer view will be allowed for any signage.

If power is not in the location at the time of install to connect to comply with sign hanger license requirements for connection (varies by state); a whip must be left for GC's electrician to make final connections. All signage will be test lit at the time of install (photos mandatory at completion).

Gas Station Detail



CUSTOMER INFORMATION

Customer: Meijer
Store #256

Address: 400 Dan Jones Rd.
Plainfield, IN

Project Manager: Jennifer Henson

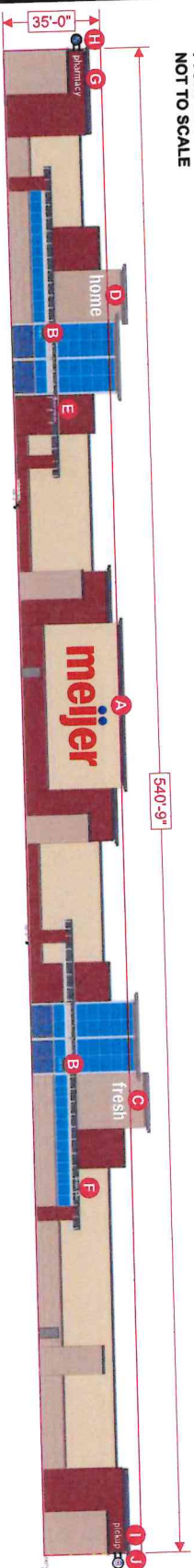
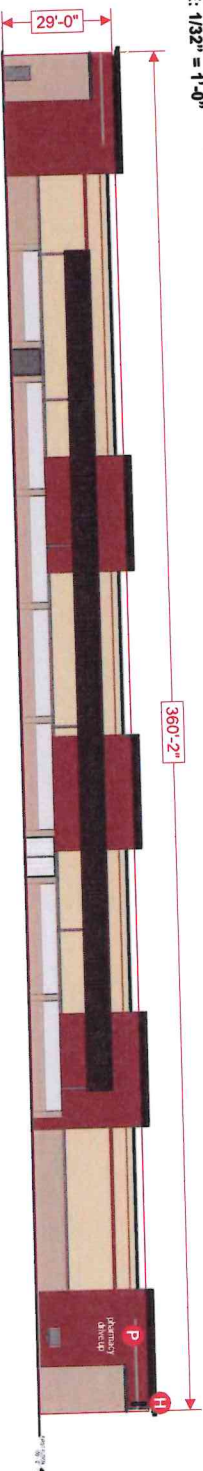
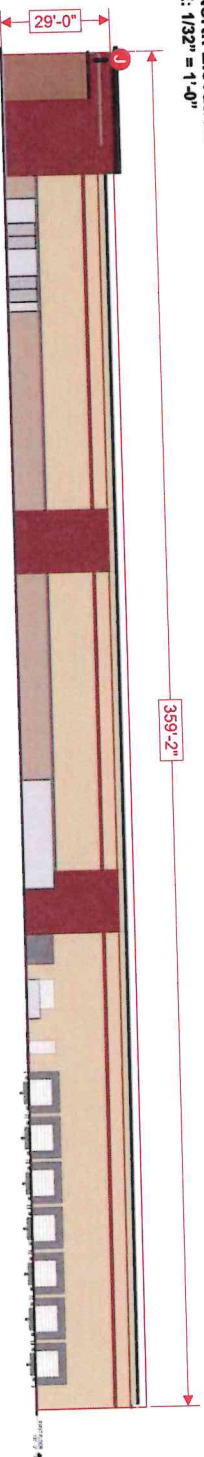
DRAWING INFORMATION

File Name: Meijer
Plainfield, IN
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REV E 7-2-26

Date: REV A 9-19-25
REV B 10-1-25
REV C 1-21-26 JWW
REV D 6-12-26 JWW
REV E 7-2-26 JWW

Page 3 - Main Building Elevations
with Sign Locations

Main Building Elevations with Sign Locations:

Front East Elevation
NOT TO SCALESide South Elevation
SCALE: 1/32" = 1'-0"Side North Elevation
SCALE: 1/32" = 1'-0"

Sign Code:

- Maximum Building Sign Area:**
5% of the TOTAL building facade's square footage.
Individual sign(s) N.T.E. 350 square feet.
5% Facade Area: 945 sq. ft. (MAX)
- 17.35 sq. ft. OVER individual sign allowance**
- Sign Code:**
- A Lit Wall Sign - "Meijer": 367.35 sq. ft.
 - B (2) Window Vinyl - "Welcome": 7.86 sq. ft.
 - C Lit Wall Sign - "Fresh": 46.46 sq. ft.
 - D Lit Wall Sign - "Home": 49.42 sq. ft.
 - E Lit Wall Sign - "Evenwise CU": 16.60 sq. ft.
 - F Lit Wall Sign - "Great Clips": 10.50 sq. ft.
 - G Non Lit Wall Sign - "Pharmacy": 31.50 sq. ft.
 - H Non Lit Wall Sign - "Pharmacy Drive Up": 27.19 sq. ft.
 - I Lit Blade Sign "Pharmacy": 16 sq. ft.
 - J Non Lit Wall Sign - "Pick Up": 22.39 sq. ft.
 - K Lit Blade Sign "Pick Up": 16 sq. ft.
- TOTAL PROPOSED SQUARE FOOTAGE: 611.27 SQ. FT.**
(333.73 UNDER ALLOTTED)

Page: 3 of 3

Designer: Jeff Weispenning

Customer/
LL Approval:



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REPLACE Existing Letterset with New Letterset

Existing Sign: Front E. Elevation Wall Sign

16'-7 1/2" H. x 42'-10 3/4" W. Meijer Wall Sign: 713.15 sq. ft.
Total Existing Wall Sign Area Front E. Elevation: 713.15 sq. ft.
Total Existing Wall Sign Area Allowed Front E. Elevation: X sq. ft.
Total Existing Wall Sign Area Below Allowed Front E. Elevation: X sq. ft.

Proposed Sign: Front E. Elevation Wall Sign

16'-7 1/2" H. x 42'-10 3/4" W. Meijer Wall Sign: 367.35 sq. ft.
Total Proposed Wall Sign Area Front E. Elevation: 367.35 sq. ft.
Total Proposed Wall Sign Area Allowed Front E. Elevation: X sq. ft.
Total Proposed Wall Sign Area Below Allowed Front E. Elevation: X sq. ft.

E. Elevation Wall Sign
SCALE: 3/32" = 1'-0"

Page 1 - E. Elev. - Wall Sign - (Meijer)
Building Elevation with Signs & Sign Code

Installation Instructions:
REMOVE the Existing Letterset and dispose.
CENTER the New Letterset Horizontally in the space as shown.
INSTALL at Same Height and Location as Existing.

CUSTOMER INFORMATION

Customer: Meijer
Store #256
Address: 400 Dan Jones Rd.
Plainfield, IN
Project Manager: Jennifer Henson

DRAWING INFORMATION

File Name: Meijer
Plainfield, IN
E. Elev. Lit Meijer
REV C 7-1-26
Date: REV A 9-19-25
REV B 1-21-26 JWW
Revisions: REV C 7-1-26 JWW

Scale: 3/32" = 1'-0" at 11" x 17"
Page: 1 of 3
Designer: Jeff Weispfenning
Customer/LL Approval:



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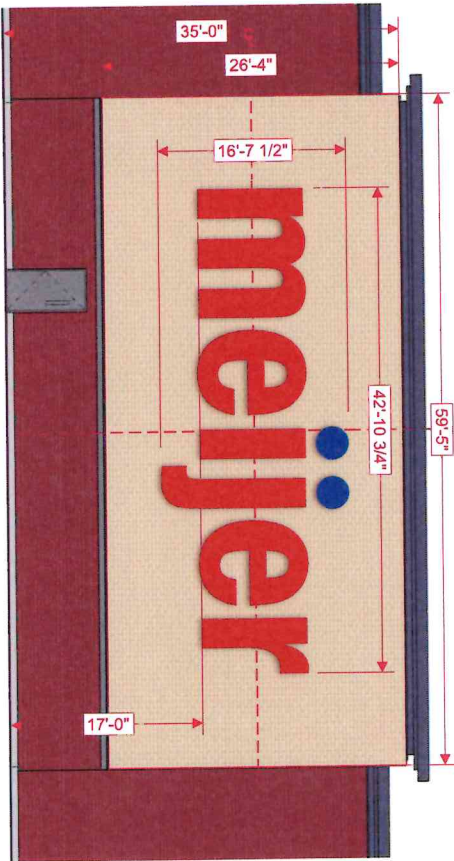


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Existing Sign:
16'-7 1/2" H. x 42'-10 3/4" W. Meijer Wall Sign: 713.15 sq. ft.



Proposed New Sign:
16'-7 1/2" H. x 42'-10 3/4" W. Meijer Wall Sign: 367.35 sq. ft.



Proposed Sign = 17.35 sq. ft. OVER 350 sq. ft. individual sign allowance

Sign Code:
Maximum Building Sign Area:
5% of the TOTAL building facade's square footage.
Individual sign(s) N.T.E. 350 square feet.
5% Facade Area: 945 sq. ft.

NO EXTERNAL CONDUIT OR CONNECTION is allowed between the "r" or "j" and their "dots" during install of New Lettersets.

REPLACE Existing Letterset with New Letterset**E. Elevation Wall Sign**
SCALE: 3/32" = 1'-0"**Page 2 - E. Elev. - Wall Sign - (Meijer)**
Wall Sign & Sign Specifications**CUSTOMER INFORMATION**

Customer: Meijer
Store #256

Address: 400 Dan Jones Rd.
Plainfield, IN

Project Manager: Jennifer Henson

DRAWING INFORMATION

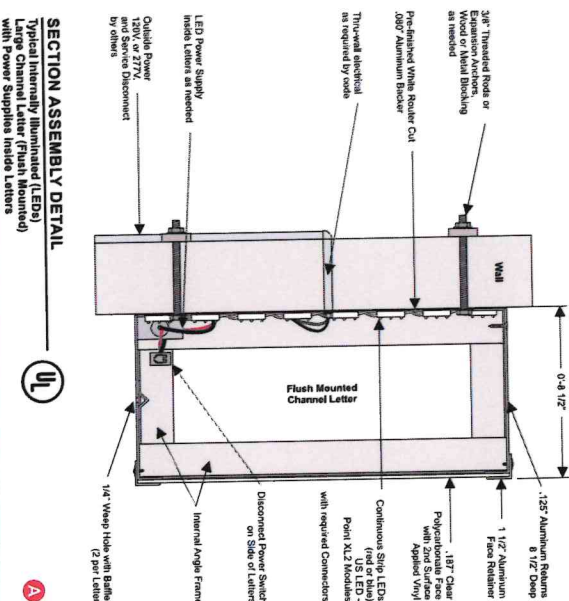
File Name: Meijer
Plainfield, IN
E. Elev. Lit Meijer
REV C 7-1-26

Date: REV A 9-19-25
REV B 1-21-26 JWW
Revisions: REV C 7-1-26 JWW

Colors:

	Clear Polycarbonate Face
	Star Brite White Interior Paint
	SW 6869 "Stop" Paint to match PMS #485 Red
	SW 6966 "Blue Blood" Paint to match PMS #286 Blue
	3M 3630-70 White Diffuser Vinyl
	3M 3630-33 "Red" Translucent Vinyl to match PMS #485 Red
	3M 3630-97 "Bristol Blue" Translucent Vinyl to match PMS #286 Blue
	2nd Surface Vinyl V3
	P1 Interior
	P3 Retainers & Returns
	2nd Surface Vinyl V2
	P2 Retainers & Returns

The actual sign attachment technique depends on the type of building wall, and to be determined at the Site Survey.

**NO EXTERNAL CONDUIT OR CONNECTION is allowed between the bodies of the "i" or "j" and their "dots" during install of New Lettersets.**

Meijer Dots:

LEDs:
Hanley PB2080B Modules
Continuous Strip LEDs (Blue)

Faces:
Flat Cut Out 3/16" Clear Polycarbonate Faces
with 2nd Surface Applied Vinyl Overlay (Blue)
and a Vinyl Diffuser Layer behind it (White)
with a 7 Year UV Laminated Overlay

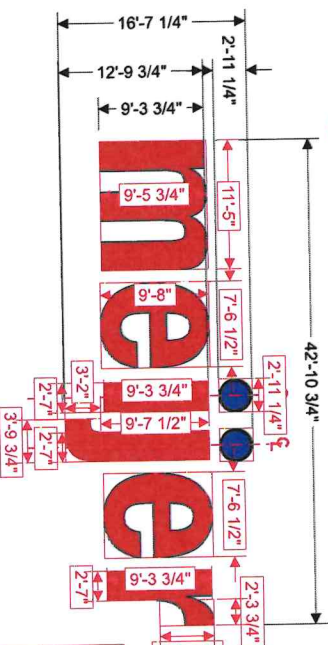
Retainers: 1 1/2" Fabricated Aluminum Retainers,
painted (Blue) with a Clear Coat Spray for longevity

Returns: 8 1/2" deep .063" Aluminum, painted (Blue)
with interior, painted (Star Bright White)
with a Clear Coat Spray for longevity

Backs: .100" Aluminum Pre-finished Backer Material
painted (Star Bright White)

Quantity: (1 Letterset)

Proposed New Sign:
16'-7 1/2" H. x 42'-10 3/4" W. Meijer Wall Sign: 367.35 sq. ft.

**INDIVIDUAL LETTER SQUARE FOOTAGE**

"m" = 9'-5 3/4" H. x 11'-5" W.: 108.21 sq. ft.
 (2) "e" = 9'-8" H. x 7'-6 1/2" W.: 72.91 sq. ft. x 2 = 145.82 sq. ft.
 (2) "j" = 9'-8" H. x 7'-6 1/2" W.: 72.91 sq. ft. x 2 = 145.82 sq. ft.
 (2) "s" = 9'-8" H. x 7'-6 1/2" W.: 72.91 sq. ft. x 2 = 145.82 sq. ft.
 "i" body = 9'-3 3/4" H. x 2'-7" W.: 24.05 sq. ft.
 "i" body = 9'-3 3/4" H. x 3'-9 3/4" W.: 36.93 sq. ft.
 "i" body = 9'-3 3/4" H. x 2'-7" W.: 24.05 sq. ft.
 "i" body = 9'-3 3/4" H. x 3'-9 3/4" W.: 36.93 sq. ft.

TOTAL SQUARE FOOTAGE: 367.35 sq. ft.



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REPLACE Existing Letterset with New Letterset

A Electrical Information and Power Penetration Locations:
Front E. Elevation Wall Sign

Lighting and Electrical Information:

LEDs Lighting Fixture Type:
Hanley PF2080B Modules
Continuous Strip LEDs (Blue)

Hanley PF2080R Modules
Continuous Strip LEDs (Red)

LED Self Contained Power Supplies:
GE Tetra Power Supplies 60w 12v output
Located inside Letter Bodies as needed
60w, 12v, output
120v, 277v.

Lumens:
Hanley PF2080B Modules Blue: 8 Lumens/mod (13.90 lm/ft.)
Hanley PF2080R Modules Red: 20 Lumens/mod (34 lm/ft.)

LED Dimmer Switch Component:
Manufacturer: JKL Components Corporation
Manufacturer Product Number: ZDM-01
Description: LED Dimmer Switch 12-24 v.

Power Penetrations
Location and Amount of Holes in Wall

Logo Panels:
The Power Penetration Hole is typically on the right side near the Toggle Switch.

Raceway Mounted Channel Letters:
The Power Penetration Hole is typically on the left side of the raceway, near the Toggle Switch. Primary Power Between Raceway Sections to be spliced within the Raceway.

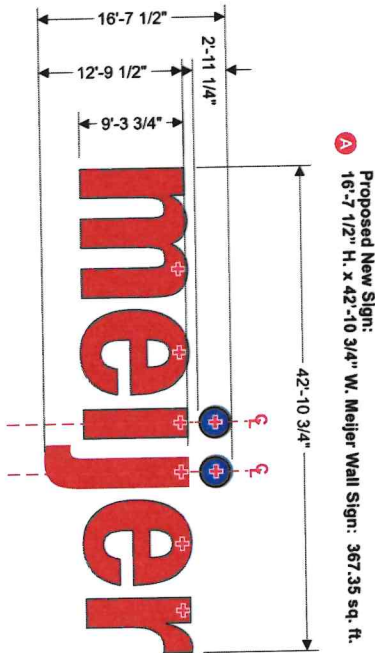
Flush Mounted Channel Letters:
The Power Penetration Hole is usually on the left side of each letter. One Tail per Letter.
Penetration Locations may change per wall or building conditions.

+ = Power Penetration Locations
= Flush Mounted WP Toggle Switch
with 20'-0" Liquid-Tite Tail

E. Elevation Wall Sign
SCALE: 3/32" = 1'-0"

Page 3 - E. Elev. - Wall Sign - (Meijer)
Electrical Information & Power Penetration Locations

NO EXTERNAL CONDUIT OR CONNECTION is allowed between the bodies of the "i" or "j" and their "dots" during install of New Lettersets.



Night View

meijer

CUSTOMER INFORMATION

Customer: Meijer
Store #256

Address: 400 Dan Jones Rd.
Plainfield, IN

Project Manager: Jennifer Henson

DRAWING INFORMATION

File Name: Meijer
Plainfield, IN
E. Elev. Lit Meijer
REV C 7-1-26

Date: REV A 9-19-25
REV B 1-21-26 JWW
Revisions: REV C 7-1-26 JWW

Scale: 3/32" = 1'-0" at 11" x 17"

Page: 3 of 3

Designer: Jeff Welspenning

Customer/
LL Approval:



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Findings: Variance of Development Standards

Project	Meijer (Meijer Express Sign)
Location	400 Dan Jone Rd, Plainfield, IN 46168

Finding	Applicant Response (use additional sheets if necessary)
The variance of use will not be injurious to the public health, safety, morals, and general welfare of the community because:	Having a wall sign that identifies the gas station and convenience store will not be injurious to the public health, safety, morals or general welfare of the community. The sign will make it easier for the public to identify the convenience store part of the gas station. Meijer has agreed to remove their logo on the three sides of the gas station canopy. This sign will be the only thing identifying Meijer at this building +
The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:	Placing a 25 sq ft sign identifying the business will not have an adverse affect to the adjacent property.
The strict application of the terms of the Plainfield Zoning Ordinance would result in an unnecessary hardship in the use of the property because:	By agreeing to remove Meijer signs from the three sides of the gas canopy there will be no clear identification of the business unless Meijer has a wall sign on the convenience store and gas station.

At its meeting held on the _____ day of _____, 20____, the Plan Commission voted to _____ the requested Vacation of Plat by a vote of ____ to ____.

Applicant Signature: _____

NEW Sign

Existing Sign: Front East Elevation - Gas Station Lit Wall Sign

There is No Existing Wall Sign on this Building: 0 sq. ft.
Total Existing Wall Sign Area Front East Elevation: 0 sq. ft.
Total Existing Wall Sign Area Allowed Front East Elevation: X sq. ft.
Total Existing Wall Sign Area Below Allowed Front East Elevation: X sq. ft

Proposed Sign: Front East Elevation - Gas Station Lit Wall Sign

5'-0" H. x 5'-0" W. Wall Sign: 25 sq. ft.
Total Proposed Wall Sign Area Front East Elevation: 25 sq. ft.
Total Proposed Wall Sign Area Allowed Front East Elevation: X sq. ft.
Total Proposed Wall Sign Area Below Allowed Front East Elevation: X sq. ft

Page 1 - East Elevation - Gas Station - Wall Sign
Building Elevation with Signs & Sign Code

Installation Instructions:
CENTER the New Wall Sign Horizontally in the space as shown.

East Elevation - Gas Station
SCALE: 1/8" = 1'-0"

CUSTOMER INFORMATION

Customer: Meijer
Store #256
Address: 400 Dan Jones Rd.
Plainfield, IN
Project Manager: Jennifer Henson

DRAWING INFORMATION

File Name: Plainfield, IN
E. Elev. Gas Station Lit
Lit M Express Wall Sign
REV A 9-19-25
Date: REV A 9-19-25
Revisions:

Overall View - Gas Station Building



Proposed New Sign:
5'-0" H. x 5'-0" W. Wall Sign: 25 sq. ft.



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NEW Sign

Electrical Information and LED Specifications:
Front East Elevation - Gas Station Lit Wall Sign

Lighting and Electrical Information:

LEDs Lighting Fixture Type:

US LED Point XL2 Modules

Continuous Strip LEDs (White)

Hanley P12080r Modules

Continuous Strip LEDs (Red)

with Power Supplies Remotely Placed

LED Power Supplies:

GE Tetra Power Supplies 60w 12v output

Remotely Located in Metal Container behind Wall

60w, 12v, output

120v, 277v.

Electrical Information:

X amps at 120/277v. (TBD)

Lumens:

Hanley P12080r Modules Red: 20 Lumens/mod (34 lm/ft.)

LED Dimmer Switch Component:

Manufacturer: JKL Components Corporation

Manufacturer Product Number: ZDM-01

Description: LED Dimmer Switch 12-24 v.

LED Quantities:

TBD

Power Penetrations

Location and Amount of Holes in Wall

Logo Panels:

The Power Penetration Hole is typically on the right side near the Toggle Switch.

Raceway Mounted Channel Letters:

The Power Penetration Hole is typically on the left side of the raceway, near the Toggle Switch. Primary Power Between Raceway Sections to be spliced within the Raceway.

Flush Mounted Channel Letters:

The Power Penetration Hole is usually on the left side of each letter. One Tail per Letter.

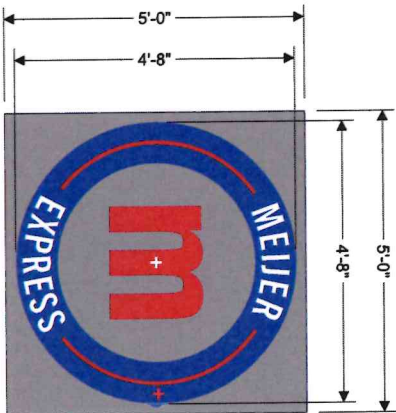
Penetration Locations may change per wall or building conditions.

East Elevation - Gas Station Wall Sign

SCALE: 1/2" = 1'-0"

Page 3 - East Elevation - Gas Station - Wall Sign
Wall Sign & Electrical Specifications

Proposed New Sign:
5'-0" H. x 5'-0" W. Wall Sign: 25 sq. ft.



+ = Power Penetration Locations
= Flush Mounted WP Toggle Switch
with 20'-0" Liquid-Tite Tail

CUSTOMER INFORMATION

Customer: Meijer
Store #256

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Plainfield, IN

Project Manager: Jennifer Henson

DRAWING INFORMATION

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Lit M Express Wall Sign
REV A 9-19-25

Date: REV A 9-19-25

Revisions:

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Designer: Jeff Weispenning

Customer/
LL Approval:



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NEW Sign

Sign Specifications:
Front East Elevation
Gas Station Lit Wall Sign

Internally Illuminated (LED) Flush Mounted
Channel Logo & Letters on Backer Panel
Flush Mounted to Wall

Round Ring Logo:

LEDs:
US LED - Point XL2 Modules
Continuous Strip LEDs (White)

Face:
Flat Cut Out 3/16" Translucent Polycarbonate Face with center cut out
with 1st Surface Digitally Printed Overlay to match (Blue, Red)
with a 7 Year UV Laminate Overlay

Trim Caps: 1" Jewellee Trim Caps
painted (Blue)

Returns: 5" deep .063" Aluminum, painted (Blue)
with interior, painted (Star Bright White)
with a Gloss Clear Coat Spray for longevity

Backs: .100" Aluminum Pre-finished Backer Material
painted (Star Bright White)

"M" Letter:

LEDs:
Hanley P12080r Modules
Continuous Strip LEDs (Red)

Face:
Flat Cut Out 3/16" Translucent Polycarbonate Face
with 1st Surface Digitally Printed Overlay to match
(Red on "M")
with a 7 Year UV Laminate Overlay

Trim Caps: 1" Jewellee Trim Caps
painted (red on "M")

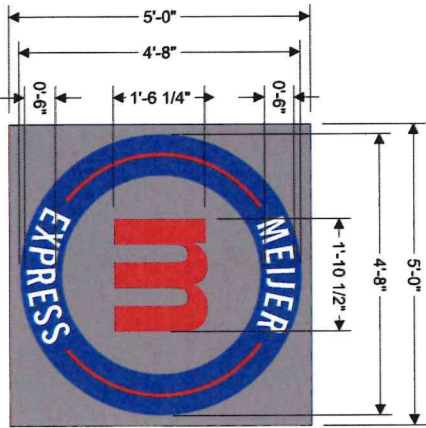
Returns: 5" deep .063" Aluminum,
painted (red on "M")
with interior, painted (Star Bright White)
with a Gloss Clear Coat Spray for longevity

Backs: .100" Aluminum Pre-finished Backer Material,
painted (Star Bright White)

Backer Panel:

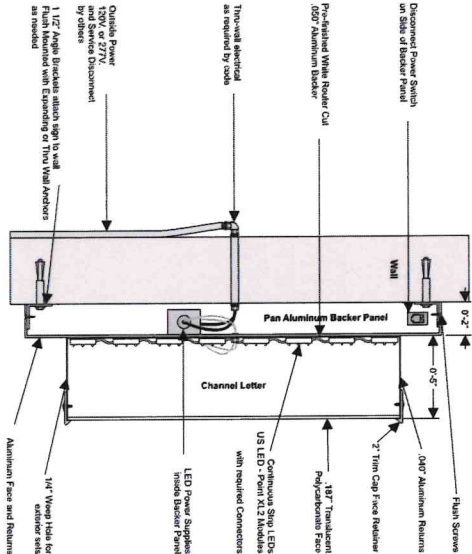
Pan Aluminum Backer, painted (SW 7018 "Dovetail Gray")
Depth: 2" deep
With Power Supplies Located inside Backer Panel

Quantity: (1 Logo/Letter/set)



Page 2 - East Elevation - Gas Station - Wall Sign
Wall Sign & Sign Specifications

The actual sign attachment technique depends on the type of building wall, and to be determined at Site Survey.



SECTION ASSEMBLY DETAIL
Typical Internally Illuminated (LEDs)
Channel Letter (Flush Mounted to Pan Aluminum Backer)

Colors:

P1	Translucent White Polycarbonate Face
P2	Star Brite White Interior Paint
P3	SW 6869 "Stop" Paint to match PMS #485 Red
P4	SW 6966 "Blue Blood" Paint to match PMS #286 Blue
V1	SW 7018 "DoveTail Gray" Paint to match gas station wall
V2	Digital Printed "Translucent Vinyl" to match PMS #485 Red
V2	Digital Printed "Translucent Vinyl" to match PMS #286 Blue

East Elevation - Gas Station Wall Sign
SCALE: 1/2" = 1'-0"

CUSTOMER INFORMATION

Customer: Meijer
Store #256
Address: 400 Dan Jones Rd.
Plainfield, IN
Project Manager: Jennifer Henson

DRAWING INFORMATION

File Name: Plainfield, IN
E. Elev. Gas Station Lit
Lit M Express Wall Sign
REV A 9-19-25
Date: REV A 9-19-25
Revisions:

Scale: 1/2" = 1'-0" at 11" x 17"
Page: 2 of 3
Designer: Jeff Weispenfening
Customer/LL Approval:



SignArt Company

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St. Paul, MN
651-688-0563
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Findings: Variance of Development Standards

Project	Meijer (Fuel Pricer Panels)
Location	400 Dan Jone Rd. Plainfield, IN 46168

Finding	Applicant Response (use additional sheets if necessary)
The variance of use will not be injurious to the public health, safety, morals, and general welfare of the community because:	Upgrading the 54" x 10" gas pricer header panels will have no effect on the public health, safety, morals or general welfare of the community. The gas pricers have been in place since 2014.
The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:	Upgrading the gas pricer header panels will only improve the appearance of the gas station. Replacing a panel will not have an adverse effect to the adjacent properties.
The strict application of the terms of the Plainfield Zoning Ordinance would result in an unnecessary hardship in the use of the property because:	The gas pricer header panels need to be updated, they are weathered and worn. To change or alter the sign in anyway makes it a non conforming sign and not allowed under code. The gas pricer header panels provides essential information to the general public. Without them customers will lack clear information regarding gas prices and will likely continue driving past the location. Keeping the sign updated ensure transparency and serves the community's interest.

At its meeting held on the _____ day of _____, 20____, the Plan Commission voted to _____ the requested Vacation of Plat by a vote of ____ to ____.

Applicant Signature: _____

CUSTOMER INFORMATION

Customer: Meijer
Store #256

Address: 400 Dan Jones Rd.
Plainfield, IN

Project Manager: Jennifer Henson

DRAWING INFORMATION

File Name: Meijer

Plainfield, IN
Lit Gas Canopy Signs
REV B 7-2-26

Date: REV A 9-19-25
Revisions: REV B 7-2-26 JWH

Page 3 - Gas Canopy Sign with Gas Pricers Gas Pricer Sign with Sign Face

Installation Instructions:
Fuel Names and Fuel Pricers (TTBD).

0 Total Pixels are out on the Fuel Pricer Digits
The Meijer Fuel Team to direct replacement Fuel Pricers
& Fuel Grades needed. The Scope will be revised with directive.

Gas Pricer Cabinet Sign with Fuel Name Panels
SCALE: 3/4" = 1'-0"

NEW Fuel Name Panels Existing Sign: Lit Gas Pricer Canopy Sign

3'-4 1/4" H. x 4'-6" W. Gas Pricer Cabinet: 15.09 sq. ft. x (2) = 30.18 sq. ft.

Total Existing Gas Pricer Canopy Sign Area: 30.18 sq. ft.

Total Existing Gas Pricer Canopy Sign Area Allowed: X sq. ft.

Total Existing Gas Pricer Canopy Sign Area Below Allowed: X sq. ft.

Proposed Sign: Lit Gas Pricer Canopy Sign

3'-4 1/4" H. x 4'-6" W. Gas Pricer Cabinet: 15.09 sq. ft. x (2) = 30.18 sq. ft.

Total Proposed Gas Pricer Canopy Sign Area: 30.18 sq. ft.

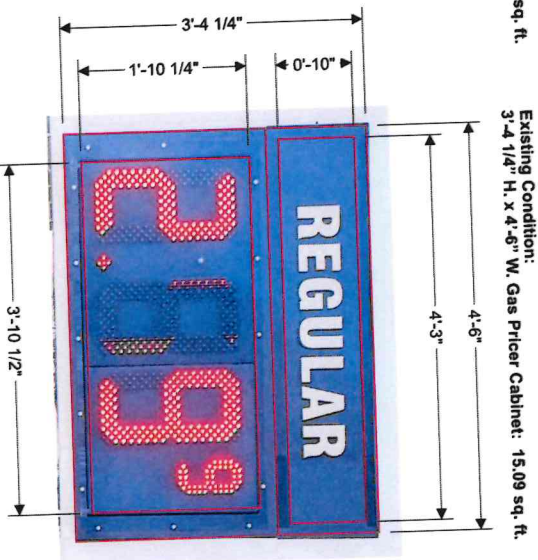
Total Proposed Gas Pricer Canopy Sign Area Allowed: X sq. ft.

Total Proposed Gas Pricer Canopy Sign Area Above Allowed: X sq. ft.

Sign A



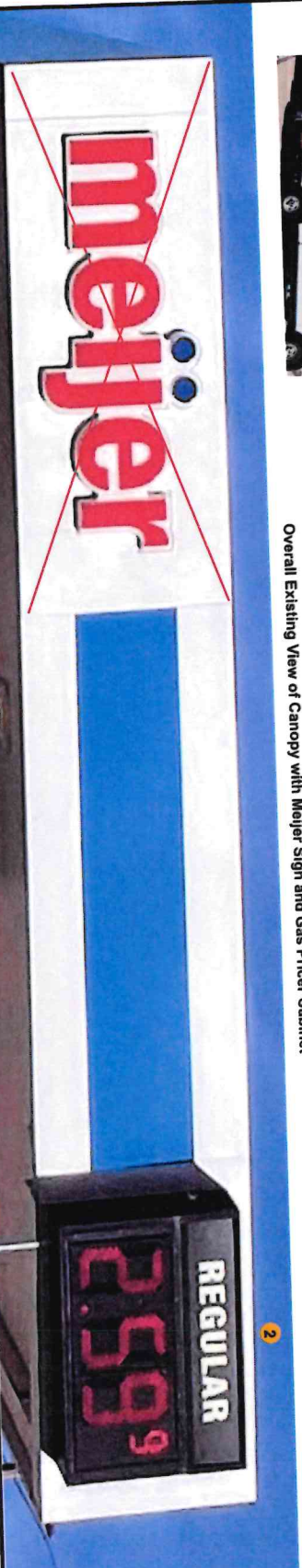
Sign B



Overall Existing View of Canopy with Meijer Sign and Gas Pricer Cabinet



0 Total Proposed Sign Change:
3'-4 1/4" H. x 4'-6" W. Gas Pricer Cabinet: 15.09 sq. ft.



Customer/LL Approval: Designer: Jeff Weisplanning

Scale: 3/4" = 1'-0" at 11" x 17"
Page: 2 of 3



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Gas Canopy Sign
SCALE: 3/4" = 1'-0"

Page 1 - Gas Canopy Sign - Meijer
Canopy Elevation with Signs & Sign Code

REMOVE (NO REPLACEMENT) Existing Meijer Canopy Signs - By Others

- M** Existing Signs:
1 Lit Gas Canopy Sign
3'-1" H. x 7'-5" W. Gas Canopy Sign: 22.90 sq. ft. x (3) = 68.70 sq. ft.

**EXISTING 'MEIJER' LOGO CANOPY SIGNS ARE PROHIBITED PER CITY CODE
REMOVAL TO BE EXECUTED BY OTHERS
(NO NEW/REPLACEMENT SIGNAGE PROPOSED)**

Gas Canopy Sign
SCALE: 1/16" = 1'-0"

M Side North - Lit Meijer



M Side South - Lit Meijer



M Front East - Lit Meijer



CUSTOMER INFORMATION

Customer: Meijer
Store #256

Address: 400 Dan Jones Rd.
Plainfield, IN

Project Manager: Jennifer Henson

DRAWING INFORMATION

File Name: Meijer
Plainfield, IN
Lit Gas Canopy Signs
REV B 7-2-26

Date: REV A 9-19-25

Revisions: REV B 7-2-26 JWV

Scale: 3/4" = 1'-0" at 11" x 17"

Page: 1 of 3

Designer: Jeff Welspenning

Customer/
LL Approval:



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CUSTOMER INFORMATION

Customer: Meijer
Store #256

Address: 400 Dan Jones Rd.
Plainfield, IN

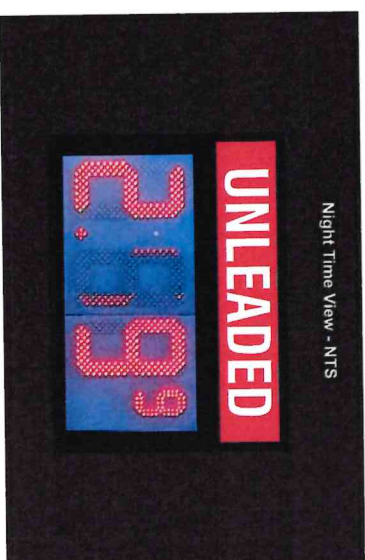
Project Manager: Jennifer Henson

DRAWING INFORMATION

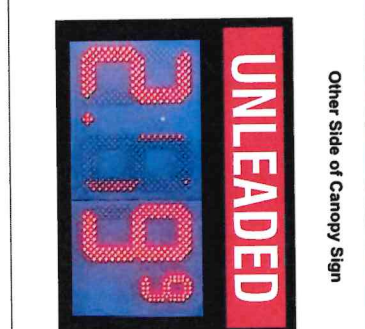
File Name: Meijer
Plainfield, IN
Lit Gas Canopy Signs
REV B 7-2-26

Date: REV A 9-19-25
Revisions: REV B 7-2-26 JVW

Gas Pricer Cabinet Sign with Fuel Name Panels
SCALE: 3/4" = 1'-0"



Page 4 - Gas Canopy Sign with Gas Pricers
Gas Pricer Sign Face and Sign Specifications



NEW Fuel Name Panels
Sign Specifications:
Lit Gas Pricers and Fuel Name Panels

1 **Internally Illuminated (LED)**
2 **Electronic Gas Pricer Modules**

Electronic Gas Pricer Modules:
Size TBD

Quantity: (1 Pricer Each Side, Total 2 Pricers)

Internally Illuminated (Fluorescent)
Polycarbonate Fuel Name Panels

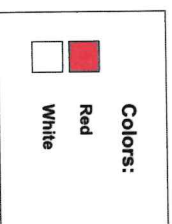
Lighting:
Fluorescent Lamps, (white)
with ballasts

Fuel Name Panels:
Translucent Polycarbonate Fuel Name Panels (White)
with Digitally Printed Graphic Overlay
(Red)

Font: Helvetica Condensed Bold

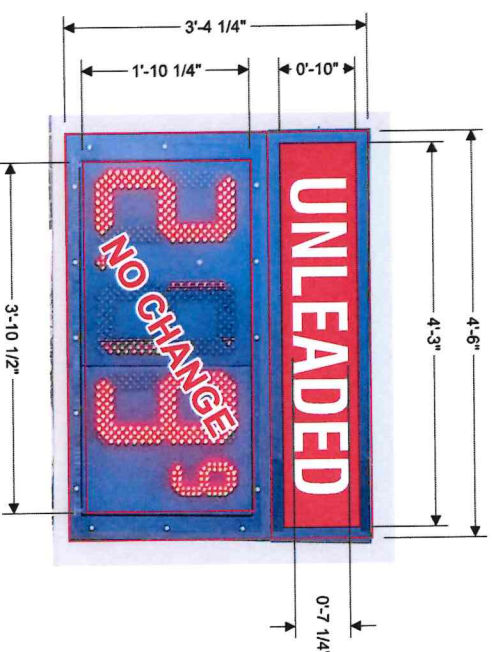
Quantity: (1 Panel Each Side, Total 2 Panels)

Panel Cut Size: 12 1/8" H. x 53" W.



0 Total Pixels are out on the Fuel Pricer Digits
The Meijer Fuel Team to direct replacement Fuel Pricers & Fuel Grades needed.
The Scope will be revised with directive.

1 **Proposed Sign Change:**
2 3'-4 1/4" H. x 4'-6" W. Gas Pricer Cabinet: 15.09 sq. ft. x (2) = 30.18 sq. ft.



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