

City of Coopersville
Zoning Board of Appeals

September 4, 2013

Chairman Todd Adams called the meeting to order at 6:00 P.M.

Present Commissioners: Todd Adams Aaron Konn
 Larry Longstreth James Ward
 Craig Wheeler

Absent Commissioners: None

CITIZENS COMMENTS None

PUBLIC HEARING

Motion by member Ward with support from member Wheeler to open the public hearing at 6:03 P.M. to hear comments regarding the variance request from Doug Vandenberg of Lynden Sports Center to install a sign which would exceed the allowable square footage for a pole sign. Motion carried.

Mr. Vandenberg was present to discuss the reasons for his request. He stated that he is requesting the variance so that he may install a pole sign that he brought from another business location in Wyoming, Michigan. The sign face area would have a total square footage measurement of ninety nine (99) square feet, sixty six (66) square feet would be actual sign and thirty three (33) square feet would be a reader board. The total height of the sign would be twenty (20) feet.

Mr. Vandenberg explained that the sign needs to be seen and with the design of the round-about, and the direction in which a majority of the traffic flows by his business the sign needs to be bigger than what the current ordinance allows. Mr. Vandenberg stated that he started his business at this location approximately one (1) year ago.

Mr. Vandenberg stated that the City of Coopersville is the "Lone Ranger" with only allowing seventy (70) square feet because many other municipalities including the City of Wyoming allow larger signs in addition to the reader boards.

Being no further public comments a Motion was made by member Ward, with second by member Konn to close the Public Hearing.

Public Hearing closed at 6:37 P.M.

Discussion/Action

Chairman Adams stated that the Zoning Board of Appeals does not look at variance requests from a property value or property improvement standpoint they are looking for reasons that would constitute a hardship case caused by the City in order to approve the variance request.

Doug Vandenberg stated that the design of the round-about was hindering the vision of his business. Board member Ward asked Mr. Vandenberg how long he has owned the business. Mr. Vandenberg responded with the statement that he has owned it approximately one (1) year. Board member Ward stated that the round-about has been in existence much longer than one (1) year.

Motion by member Ward with support by member Konn to deny the variance request for Doug Vandenberg/Lynden Sports Center. Motion carried. All-Ayes.

ADJOURN

Motion by member Ward with support by member Longstreth to adjourn meeting. Motion carried.

Meeting adjourned at 6:41 P.M.

Todd Adams, Chairman