

City of Coopersville
Zoning Board of Appeals

January 5, 2016

Acting Zoning Administrator/City Clerk, Kimberly Borgman called the meeting to order at 6:00 P.M. (A new Chairman or Vice Chairman had not yet been appointed)

Present Commissioners: Larry Longstreth Lukas Schoenborn
 Patricia Bush Brian Bacon
 James Ward (Late)

Absent Commissioners: None

New Business

Motion by member Bacon with support from member Schoenborn to appoint member Larry Longstreth as the new Chairman and member Ward as the Vice Chairman. Motion carried unanimously.

Citizen Comments

Resident, Mark Douglas spoke in regards to the sign variance request for fairlife, LLC and the Zoning Board of Appeals responsibilities of upholding ordinances.

PUBLIC HEARING for Variance request for Sign Setback for fairlife, LLC

Motion by member Bacon with support from member Bush to open the public hearing at 6:03 P.M. to hear comments regarding the variance request for nineteen (19) feet for location of a permanent ground sign (six (6) feet from the right of way lot line). Motion carried.

Hawk Dobbins of fairlife, LLC. was present to present the reason for their request to the Zoning Board along with additional documents and pictures of the proposed site that the sign would be located on.

Mr. Dobbins explained that the right of way lot line for Section 22 located at 999 West Randall in Coopersville is presently located 63.7 feet from the South Section Line. This location places the lot line approximately 30' from the edge of the roadway. A ground sign location that is 25' from the right of way lot line places the sign 55' from the edge of the road. A ground sign in this location will not be easily viewed by oncoming traffic due to placement being in an area which is behind trees that will obscure the view of the sign. This is not ideal for fairlife, as the sign is an indicator of location for truck drivers and guests. Additionally 25' back from right of way lot line places the sign precariously near a storm drain line which would not be ideal especially should there need to be future work performed on the infrastructure in that area.

ZBA members expressed their concerns of the sign being placed so close to the sidewalk which could affect the line of vision and have an impact on the safety of vehicles and/or pedestrians and bicyclists on the sidewalk.

Mr. Dobbins stated that there would still be six (6) feet between the sign and the sidewalk and he did not feel that would be an issue.

Discussion was also held on the possibility of placing the sign on the opposite side of the drive.

PUBLIC HEARING for Variance request for Sign Setback for fairlife, LLC continued

Discussion was also held on the available option of a pole sign instead of a ground sign which would have to meet the same setbacks as a ground sign and also the available option of a wall sign on the building.

Motion by member Ward with second by member Bacon to close the public hearing at 6:31 P.M. Motion carried unanimously.

Board Discussion/Action on Variance request for Sign Setback for fairlife, LLC

Board members discussed further, their concerns of clear vision issues as well as other safety issues for users of the sidewalk and for traffic on Randall Street if the sign was allowed to be placed on the proposed location, and also the fact that a hardship was not caused by the City.

Discussion was also held on this location currently being the only I-2 Heavy Industrial Zoning District in the City.

Motion by member Ward with second by member Bush to deny the variance request from fairlife for the proposed sign setback. Motion carried unanimously.

Discussion/Action on new ZBA By-Laws

Discussion was held on a set meeting time for ZBA meetings. The ZBA agreed that meeting times will be set on a time agreed upon by the ZBA for each meeting.

Motion by member Schoenborn with second by member Ward to adopt the new by-laws as presented. Motion carried unanimously.

Next meeting date to approve the minutes of this meeting was set for January 11, 2016 @ 6:30 P.M.

Adjourn

Motion by member Schoenborn with second by member Bacon to adjourn the meeting at 6:54 P.M. Motion carried.

Larry Longstreth, Chairman