

CITY OF HUDSONVILLE

Zoning Board of Appeals

Special Session December 1, 2020

(Draft)

3380 Chicago Drive – Bosco’s Pub – Dimensional Variance

Chairman VanDenBerg called the meeting to order at 7:04 p.m.

Present: Groot, Kamp, Leerar, Saxbee, Strikwerda, Steffens, VanDenBerg

Absent: none

Public present: Doug Furness of Bosco’s Pub was present

1. A motion was made by Leerar, with support by Kamp, to approve the minutes of the September 15, 2020 Zoning Board of Appeals meeting.

Yeas 5, Nays 0

NEW BUSINESS

2. 3380 Chicago Drive – Bosco’s Pub – Dimensional Variance

Chairman VanDenBerg opened the public hearing.

Bosco’s Pub has requested a dimensional variance to allow for a second surface-mounted wall sign at 3380 Chicago Drive. They are moving into the former Sonder Provisions space in Terra Square. People had a hard time finding Sonder Provisions. Some people thought the office space was Sonder since the sign was attached to that space and some people couldn’t find the restaurant so they would leave.

Chairman VanDenBerg closed the public hearing.

- Sign #3 there is an access door and guard rail on that wall. Will that be higher than what is shown on the model? Yes, want to make sure there is no interference with roof access or any electrical issues.
- Will the signs be lit? No but there will be lights shining onto them versus within the signs themselves.
- Was there a reason for the size of 10” x 50”? Could you have gone bigger? The applicant’s wall measurement was a little off so the signs did grow in size but not by too much. They will be big enough to read but not too large. Want the balance of appropriate to the wall but not too small to be ineffective. Plans on redoing the dimensions of the signs based on the zoning regulations.

- Does the size changing make a difference in our approval process? We can add it to the motion but they are nowhere near as big as the ordinance allows. The request isn't for the sizing it is for the number of wall signs being allowed per the ordinance.
- The maintenance department for the city, who owns the building, has been made aware these signs are going up. Using the professional sign company will allow for proper install. But possibly interfering with a guardrail door hasn't been discussed.
- The current Sonder sign will be removed properly as well by the installer of the new signs.
- By granting this variance do we run a risk of another downtown building coming forward and asking for more signage, like the Hudson center? Each case has to be looked at in its own merit. This building is not parallel to any street like Hudson Center or any other buildings are along Chicago Drive. If there happens to be a building with awkward frontage or on a different angle from the road then they may look to this case for a reason for applying. The restaurant space also does not have any street visibility being in the back corner of Terra Square. In comparison, zoning says can approve two freestanding signs if one cannot be seen from the road.

1. Are there unique circumstances or conditions that apply to your property?

Yes

- The property does not have any street frontage and the front walls are not aligned with the street, having two signs will do the business justice.

2. Does the request of this variance go beyond the possibility of increased financial return for you, the applicant?

Yes

- Access for the business and visibility issues would be resolved.

3. Has the immediate practical difficulty been caused by anything other than what the applicant has done?

Yes

- Inheriting a unique space where the restaurant is internal to the building so it has no street frontage. The angle of its placement is does not work for one wall sign.

4. Will granting this variance uphold the spirit of the ordinance, secure public safety, and uphold substantial justice to property owners in the district? In turn, will denying this variance prevent you, the applicant, substantial rights and privileges that others in the same zoning district are able to enjoy?

Yes

- Inherited an awkward shaped building on an angle to Chicago Drive. The space is in the interior of the building.

5. Have you explored all possible alternatives? Please explain/list other alternatives and the reasons why these options are not feasible.

Yes

- There is a list in the report of all the options that were gone through, the previous tenant attempted to solve the issue but didn't before they closed.

A motion was made by Leerar, with support by Kamp, to approve the following deviations from the City of Hudsonville Zoning Ordinance:

A motion to approve a deviation from Section 13.11 E. 2. F. of the City of Hudsonville Downtown Zoning Ordinance to allow a second surface-mounted wall sign at 3380 Chicago Drive. This is based on the findings from the 5 questions used for determining dimensional variances.

Yeas 4, Nays 1 VanDenBerg

3. A motion was made by Groot, with support by Leerar, to adjourn at 7:35 p.m.

Yeas 5, Nays 0

Respectfully Submitted,

Sarah Steffens
Planning / Zoning Assistant