

**CITY OF  
HILLSDALE**



**Zoning Board of Appeals**  
97 North Broad Street  
Hillsdale, Michigan 49242-1695  
(517) 437-6449 Fax: (517) 437-6450

**ZONING BOARD of APPEALS  
SPECIAL MEETING**

**CITY HALL, 97 N. BROAD ST. 3rd FLOOR, COUNCIL CHAMBERS  
January 11, 2017 at 5:30 PM**

**I. Call to Order 5:30 pm**

- A. Pledge of Allegiance
- B. Members present: Richard Smith (Chair), Richard Curtis, Adam Stockford, Eric Swisher
- C. Others present: Alan Beeker (Zoning Administrator), Tom Knighton, Jack McLain, Scott Sessions, J.J. Hodshire, Scott Brown, Rhonda Rowley, Gary Vincent
- D. Members absent: Kerry Laycock (excused), John DeBacker (excused)

**II. Consent Items/Communications**

- A. Richard Curtis moved to accept agenda as proposed, Adam Stockford seconded. Motion passed
- B. Adam Stockford moved to accept minutes from December 14, 2016 meeting, Eric Swisher seconded. Motion passed.

**III. Public Comment**

Tom Knighton – he would like to see the sign kept within the ordinance allowances due to the flood lights that will be located on the sign.

**IV. New Business**

- A. Chair and Vice Chair elections – Adam Stockford moved to nominate Eric Swisher as Chair and Richard Curtis as Vice-Chair, Richard Smith seconded, motion passed. Eric Swisher took over as Chair.
- B. **168 S. Howell St. Appeal**
  - a. **The owner is requesting a sign allowance variance to the allowable signage square footage requirements. Sec. 26-7 (3) Permitted permanent signs, Free-standing signs.**
- C. **Public Discussion**
  - a. Richard Smith read the appeal request. It was stated that 5 homeowners contacted the Zoning Administrator with 4 being positive and 1 negative, the negative stating that the variance could set a precedent that would lend itself to bigger and bigger signs. Mr. Smith also pointed out that the sign sets back from street 30'.

- b. Scott Brown from the hospital spoke to the light concern. The lights will be pointed at the sign toward the hospital, and not toward the neighborhood. Mr. Knighton stated he was satisfied that it should not bother.
- c. Mr. Curtis asked why the ordinance was not adequate for the hospital's needs.
- d. Rhonda Rowley from Fritz Advertising spoke to the 2 s.f. increase to the signage allowance. She indicated that that small amount makes a large difference to visibility.
- e. Jack McLain asked if there would be additional signs in the future. The hospital indicated, no.

**D. Facts and Findings:** Chair Swisher read through the Facts and Findings questions with the Board. (See Attached).

**E. Motion** – Richard Curtis made a motion to approve the signage as proposed and grant the variance, Adam Stockford seconded. Roll call vote;

- a. Richard Smith – aye
- b. Richard Curtis – aye
- c. Eric Swisher – aye
- d. Adam Stockford – aye

Motion passed 4 ayes, 0 the variance was granted.

Public Comment

J.J. Hodshire thanked the ZBA for granting the variance

**V. Adjournment at 6:30 pm** Adam Stockford moved to adjourn, Richard Smith seconded, motion passed.

**Zoning Board of Appeals Findings**

Case # ZBA-2017-01

Address 168 S. Howell St

Parcel # 334-227-02

Parcel Owner Hillsdale Hospital



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A. The Zoning Board of Appeals for the City of Hillsdale hereby makes the following findings as to whether each of the following factors are or are not present based on the facts presented by the appellant seeking the variance.

**1. Will the proposed variance impair an adequate supply of light and air to adjacent property?**

No

**2. Will the proposed variance unreasonably increase congestion in public streets?**

No

**3. Will the proposed variance request increase the danger of fire?**

No

**4. Will the proposed variance endanger the public safety?**

No

**5. Will the proposed variance unreasonably diminish or impair established property values within the surrounding area?**

No

**6. Will the proposed variance in any other respect impair the public health, safety, comfort, morals or welfare?**

No

