

**GRAND RAPIDS CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
March 17, 2015**

A *special* meeting of the Grand Rapids Charter Township Zoning Board of Appeals was called to order at 7:00 pm with the following present; Chair George Orphan, Secretary Jim Kubicek, Lee VanPopering and Lindsey Koorndyk-Thiel. Also present were Planning/Zoning Assistant Kara Hammond and Township Attorney Ross Leisman. Vice Chair Bev Wall, Greg Timmer and Jon Rupert were absent.

**1. Approval of the February 10, 2015 minutes.**

**Lee VanPopering**, seconded by **Lindsey Koorndyk-Thiel**, moved to approve the minutes as written.

**Motion approved unanimously, 4-0.**

**2. #2015-01 - Metro Health Hospital - 3898 & 4055 Cascade Rd SE.**

The applicant is requesting a variance be granted to allow for a larger than allowed sign package for the 'Metro Health Park East' facility.

Timothy Stoepker, attorney representing Metro Health Hospital, presented the request;

- ♦ Submitted outline and presented power point detailing the requested signage
- ♦ Expanding medical services within building, many businesses will be opening in 2015, in need of visible signage for the patients and staff
- ♦ 440 ft. setback from the road (Cascade Rd) itself
- ♦ Commercial development screens visibility of the Metro Health facility from Cascade Rd
- ♦ Topographical changes occur as moving away from Cascade Rd
- ♦ Metro Health will be offering numerous medical services at the location and need to be individually identified, ex: urgent care, emergency service vehicles, etc...
- ♦ Providing identity and direction are the main reasons the signs are so important
- ♦ #1 ground sign; asking for 64.25 sq. ft. vs. the 60 sq. ft. which the Ordinance allows
  - Purpose is to provide direction and identify the use
  - Building is not identifiable from Cascade Rd, asking for the re-location of the sign and the size
  - Provide safe, uncluttered signs that do not obstruct vision
- ♦ #2 ground sign; fits within the Zoning Ordinance requirements
  - Total sign square footage of entire sign package exceeds allowed, asking 217 (for total site)
- ♦ #3-#10 are wall signs; asking for 4 total wall signs - 2 wall signs (allowed) and 2 additional wall signs (as they would not be seen on the ground, therefore needing the variance to allow the 2 additional wall signs)
  - No exposure to residential property, all internal/their campus
- ♦ #4&#5 wall signs; face the expressway
  - Overall request is significantly lower than what the Ordinance allows, but asking for a variance for the two signs to exceed the max 60 sq. ft.
  - No negative impact on adjacent properties as the highway is located directly next to the elevation of the signs
  - Could have done 4, but opted to do only 2
  - These signs are critical for patients to find the building in a safe efficient manner

Lindsey Koorndyk-Thiel, asked about the current existing ground sign (#1), and questioned if the applicant is requesting to keep a sign at that location as well. The applicant stated they decided to move the location of the ground sign (#1) to the Cascade West Parkway entry.

**Lee VanPopering**, seconded by **Jim Kubicek**, moved to open the Public Hearing at 8:01 pm.  
**Motion approved unanimously, 4-0.**

No public was present to speak at the Public Hearing.

**Lee VanPopering**, seconded by **Jim Kubicek**, moved to close the Public Hearing at 8:01 pm.  
**Motion approved unanimously, 4-0.**

Lee VanPopering stated he does not have any problem with anything proposed, some cases are a little over and some are a little under, but all requests are within reason.

Jim Kubicek noted the actual size of the signs, the applicant is requesting, are not using the full square footage allowed by the Grand Rapids Township Zoning Ordinance.

Lee VanPopering said the applicants request meets the four different criteria required, and they have a hardship with the commercial retail in front of the building.

**Lee VanPopering**, seconded by **Jim Kubicek**, moved to approve the variance request for a larger sign package, with the Resolution provided by the Township Attorney, as written.  
**Motion approved unanimously, 4-0.**

The meeting was adjourned at 8:09 pm.

Respectfully Submitted,  
Jim Kubicek