

**PLANNING COMMISSION OF THE  
CHARTER TOWNSHIP OF GRAND RAPIDS  
Minutes December 2, 2021**

A special meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Thursday, December 2, 2021.

Present were Chair Wayne Harrall, Vice Chair Scott Conners, Secretary Dave Van Dyke; Commissioners Dan Ophoff and Steve Waalkes. Also present were Township Attorney Jim Scales, Township Supervisor Mike DeVries, and Planning Assistant Lindsey Thiel. Commissioners Doug Kochneff and Mark Prein were absent.

**1. University of Michigan Health - West – Request for an alteration of an existing nonconforming sign located at 4055 Cascade Road SE.**

Brett Butler, Metro Health, presented that application. He said that the current pylon sign was damaged by a wind storm. Due to attempts to fix the sign, they were able to find information about the ownership. They talked with the tenants who have rights to the sign about a monument style sign and they agree it is a good option. They would preserve the rights for the tenants to the sign. They want to take down the eyesore and still meet the legal agreements in regards to the sign.

Wayne Harrall asked about the blank areas and if they were for future use or height. Bob Sobota, Midwest Sign, responded that the blank area is to gain height because the lower part is obstructed. Dan Ophoff asked about the height of the sign. Bob Sobota responded the sign would be 27.2 feet high.

Steve Waalkes asked about the location of the sign and wall signs. Brett Butler confirmed the locations of the signs and added that they plan to replace the wall signs to the updated name. Dan Ophoff asked if they are requesting any other signs. Brett Butler replied they are not requesting any new signs. He added they do want to replace existing signs for like signs with the new name.

Wayne Harrall asked for the square footage of the proposed monument sign. Bob Sobota said the currently Harley Hotel sign has 211 square footage of sign space and they are requesting the monument has the same usable sign space.

Mike DeVries pointed out that the Planning Commission can look at all the signs for this application. He said a new building is being constructed on Cascade Parkway that would obstruct the sight lines on the highway for a large wall sign. He said he wanted to mention it for the Planning Commission's consideration of the overall sign package. Brett Butler responded that the sign might have greater west bound value. He said they would like to preserve that sign until they see how the new building impacts it.

Scott Conners asked if they had talked to MDOT about clearing by the proposed sign. Brett Butler said they have talked with MDOT about other sites. He added that they get regular permission to mow and are familiar with the process.

Attorney Jim Scales gave the legal review.

Wayne Harrall asked if they needed a permit to simply replace wall signs. Mike DeVries responded they would need a permit. Brett Butler requested time flexibility on removing the sign. He said they want to do it safely and worry about the winter weather.

Dan Ophoff asked about the site plan and overall locations of the signs. The applicant provided a plan for him to review.

**Steve Waalkes**, seconded by **Scott Conners**, moved to approve the proposed resolution with the following changes:

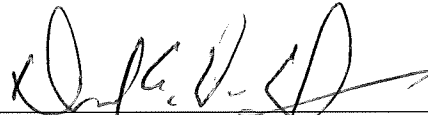
- On page 2, change the timeframe from two weeks to one month;
- limit the usable signage space to 211 square feet;
- if more time is needed for removal, allow for approval by the Zoning Administrator.

**Motion approved, 5-0.**

**2. General Public Comment.**

There were none.

It was moved by **Dan Ophoff**, seconded by **Steve Waalkes**, to adjourn the meeting. The motion passed unanimously, and the meeting was adjourned at 4:35 pm.



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David A. Van Dyke, Secretary