

These minutes are subject to formal approval by the Wyoming Zoning Board of Appeals at their regular meeting on February 4, 2013.

MINUTES OF THE WYOMING BOARD OF ZONING APPEALS  
HELD AT WYOMING CITY HALL

January 21, 2013

The meeting was called to order at 1:30 P.M. by Acting Chairman Palmer.

Members present: Burrill Dykhouse Lomonaco Palmer  
Postema VanHouten

Members absent: Beduhn VanderSluis

A motion was made by Postema, and seconded by Lomonaco to excuse Beduhn and VanderSluis.

Motion carried: 6 Yeas 0 Nays

Other official present: James W. DeLange, Chief Building Official

A motion was made by Postema, and seconded by Dykhouse to approve the January 7, 2013 minutes of the Board of Zoning Appeals meeting.

Motion carried: 5 Yeas 0 Nays (Van Houten abstained)

PUBLIC HEARING:

Appeal #V120256 P.P. #41-18-20-151-034  
Universal Sign Co.  
3940-3960 Eastern Ave. S.E.  
Zoned I-2

The application requesting a variance from City Zoning Code 90-796 (1), which requires all signs to relate directly to the business or product activity on the premises; to allow proposed 30 square foot sign identifying "Grand Rapids Commerce Center" at an off premise site on the corner of Eastern Ave. and 40th St. was read by Secretary Lomonaco.

Acting Chairman Palmer opened the public hearing.

Sarah Newman, Ashley Capital, owner of the property, explained they wanted the monument sign because there is a lot of traffic that enters the complex off 40<sup>th</sup> St. There are new owners and tenants in the area, and many truck and personnel vehicles use 40<sup>th</sup> St. as the main access. There is a traffic light at 40<sup>th</sup> St. The sign would be helpful in directing truck traffic. The sign is designed to install the names of other businesses on 40<sup>th</sup> St. not just Ashley Capital's tenants. One property is currently using a small portable sign to direct traffic. That business is very interested in being allowed to put their name on the monument sign.

Nate Zevenbergen, Universal Sign Systems, 5001 Falcon View, explained the property is unique in that the complex has 3.7 million square feet of area and three access points off three major roads. The variance would not be recurring because this site is pre-existing. The proposed site and size of the sign is in compliance with the City code.

There being no further remarks, Acting Chairman Palmer closed the public hearing.

A motion was made by Burrill and seconded by Van Houten that the request for a variance in application no. V120256 be granted, accepting staff's Finding of Facts.

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to other property or class of use in the same vicinity and district because this large industrial complex (former Steelcase) utilizes 40<sup>th</sup> St. off from Eastern Ave. for one of the main access points. The Grand Rapids Commerce does not have formal street frontage along Eastern Ave. This variance allows for site identification and entrance signage.
2. That such variance is necessary for the preservation and enjoyment of substantial property rights because the proposed ground sign serves to direct ingress to this industrial complex located east of Eastern Ave. S.E.
3. That the granting of such variance will not diminish the marketable value of adjacent land and improvements, or unduly increase congestion in the public streets because the proposed ground sign does not affect or hinder signage for the business which directly abuts Eastern Ave. Street congestion is further controlled by the installation of this identification sign.
4. That the condition or situation of a specific piece of property, or the intended use of said property, for which the variance is sought is not of so general or recurrent a nature as to make reasonably practicable the formulation of a general regulation for such condition or situation because of the off premise location of this large multiple business industrial complex.

Dykhouse asked what made this off premise sign variance request different than other requests that the Board has heard.

DeLange pointed out that this sign was not for advertising purposes, but for the sole purpose of directing traffic to the businesses that were located off 40<sup>th</sup> St. In addition, it would serve multiple businesses/tenants.

Motion carried:           6 Yeas           0 Nays (Resolution #5349)

\*\*\*\*\*

There were no public comments at the meeting.

The new business items were discussed by DeLange and the Board members.

---

Canda Lomonaco  
Secretary

CL:cb