

AGENDA

HOLLAND CHARTER TOWNSHIP ZONING BOARD OF APPEALS

October 25, 2022

5:30 p.m.

1. Roll Call
2. Public Comment
3. Approval of September 27, 2022 Minutes
4. 2352 North Park Drive (70-16-21-100-045) – Nonuse Variance
Petition submitted by Valley City Sign submitted on behalf of Essenburg Car Wash of North Park for variances consisting of: 1) 83.3 square feet from the maximum 80 square feet permitted for a pylon sign, resulting in a 163.3-square-foot pylon sign; 2) 188.8 square feet for 4 additional wall signs above the maximum 10% of wall area of the primary entry façade permitted, resulting in 282 square feet of wall signs; and 3) 3.9 to 5.4 square feet from the maximum 4 square feet permitted for internal site signs, resulting in 1 internal site sign at 7.9 square feet and 5 internal site signs at 9.4 square feet. Variances are being requested for added signage for a new car wash facility. The subject property is zoned C-2 Community Commercial.
5. 3456 West Shore Drive (70-16-09-300-062) – Nonuse Variance
Petition is submitted by Kimley Horn of Michigan, Inc. on behalf of Target Corporation for requesting variances consisting of: 1) 14 ground signs from the one permitted ground sign, resulting in 15 total ground signs; 2) 4 feet from the maximum 8 feet in height permitted for ground signs, resulting in two 12-foot ground signs; and 3) the installation of 2 solar energy collectors mounted within the front yard at a height greater than 12 feet. Variances are being requested in order to add signage for an expanded Drive Up service. The subject property is zoned C-2 Community Commercial.
6. Other Business
 - a. 3134 Beeline Road (70-16-16-100-090) – Appeal a Decision of the Zoning Administrator
Petition submitted by Rick Loftus on behalf of Schostak Brothers & Co. Inc. appealing a decision that “pick up” window is not a “drive through” and, therefore not subject to the required 10 vehicle stacking spaces per service line. The subject property is zoned C-2 Community Commercial (Tabled from September 27).
 - b. 11372 E Lakewood Boulevard (70-16-22-400-056) – Extend a Nonconforming Use
Petition submitted by Merle Boes, Inc. for permission to extend the life of a nonconforming sign. The subject property is zoned C-2 Community Commercial (Tabled from September 27).
7. Adjournment