

AGENDA
Zoning Board of Appeals
July 22, 2026, 5:30 PM
Hillsdale City Hall – Council Chambers

- I. Call to Order**
 - a. Roll Call
- II. Public Comment – Agenda Items Only**
- III. Consent Agenda**
 - a. Approval of Agenda
 - b. Approval of Draft Minutes
 - i. February 11, 2026
- IV. Old Business**
 - a. None
- V. New Business**
 - a. VV26-0002 – 16 Hillsdale St
 - i. Chair opens the Public Hearing
 - ii. Zoning Administrator Presentation
 - iii. Petitioner Presentation
 - iv. ZBA Members shall report their site inspection and any conversations with Petitioner
 - v. Members of the Public in support of Petitioner speak
 - vi. Members of the Public who oppose Petitioner speak
 - vii. Rebuttals
 - 1. Anyone may ask the Chairman questions on presentations or speeches given at the hearing. The Chairman will seek an answer to the question. Answer shall be given to the Chairman. No discussion, questioning or answering shall take place between any two or more people except between the Chairman and the individual who has the floor.
 - viii. Chair closes the Public Hearing
 - ix. Discussion regarding finding of fact
 - x. Motion proposed on finding of fact
 - xi. Discussion regarding the motion
 - xii. Vote on the motion
- VI. General Public Comment**
- VII. Adjournment**



Zoning Board of Appeals
97 North Broad Street
Hillsdale, Michigan 49242-1695
(517) 437-6440 Fax: (517) 437-6448

ZONING BOARD of APPEALS MINUTES
CITY HALL, 97 N. BROAD ST. 3rd FLOOR, COUNCIL CHAMBERS
February 11, 2026 at 5:30 PM

I. Call to Order 5:31 pm

A. Pledge of Allegiance

B. Members present: Chair Daniel Larue, Vice Chair Tammie Henderson, Jordan Adams, Matthew Bentley, John Kast, Matt Kniffen, Amber Yoder

C. Others present: Olivia Smith (Zoning Administrator), Attorney Thomas Thompson, Melissa DesJardin, Keri Stewart, Larry Wilson, Cindy Pratt, Karen Leese, Annette Rhodes, Howard Spence, Brent Gale, James Thomas, Shelley Hebert, Jan Plummer

D. Members absent: None

II. Public Hearing

A. Public Hearing regarding Case #VV26-0001 was opened at 5:32pm. Appeals Petition Form filed by Melissa DesJardin, owner of 386 W. Carleton Road, Hillsdale, Michigan. The applicant is requesting a use variance to allow for residential use on the first floor of the property of parcel number 006-222-326-03.

1. Public Questions and Comments

- a. Melissa DesJardin, Keri Stewart, and Larry Wilson provided information on the use variance request.
- b. Cindy Pratt, resident of Apple Run Apartments
- c. Karen Leese, resident of Apple Run Apartments
- d. Larry Wilson, Hope Harbor Treasurer
- e. Melissa DesJardin, Hope Harbor Executive Director
- f. Annette Rhodes, resident of Hope Harbor
- g. Howard Spence, resident of Apple Run Apartments
- h. Brent Gale, resident of Hope Harbor
- i. James Edward Thomas, resident of Hillsdale Township
- j. Shelley Hebert
- k. Keri Stewart, Hope Harbor Board President
- l. Brent Gale, resident of Hope Harbor
- m. Cindy Pratt, resident of Apple Run Apartments

B. Public Hearing was closed at 6:21pm.

C. Tammie Henderson moved to deny the Use Variance Request variance to allow for residential use on the first floor of the property of parcel number 006-222-326-03. Matt Kniffen seconded.

1. Roll Call Vote

Yoder – Aye

Kast – Aye

Bentley – Aye

Henderson – Aye

LaRue – Aye

Adams – Aye

Kniffen – Aye

2. Motion passed. Request denied. Facts of Findings attached.

III. Old Business

None

IV. New Business

A. Establish a deadline to file an appeal of decisions by the City of Hillsdale Zoning Board of Appeals to the local circuit court.

1. Amber Yoder moved to amend the *City of Hillsdale Zoning Board of Appeals Rules of Procedure* by establishing a deadline of “thirty days after the zoning board of appeals issues its decision in writing signed by the chairperson, if there is a chairperson, or signed by members of the zoning board of appeals, if there is no chairperson.” Tammie Henderson seconded.

2. Roll Call Vote

Yoder – Aye

Kast – Aye

Bentley – Aye

Henderson – Aye

LaRue – Aye

Adams – Aye

Kniffen – Aye

V. Public Comment

James Edward Thomas, resident of Hillsdale Township

Jan Plummer, resident of Apple Run Apartments

Howard Spence, resident of Apple Run Apartments

Karen Leese, resident of Apple Run Apartments

VI. Adjournment at 6:51pm

Zoning Board of Appeals Staff Report

Case #: VV26-0002
Property Address: 16 HILLSDALE ST
Parcel #: 006-227-236-06
Property Owner: HILLSDALE RENAISSANCE LLC
Zoning: B-3 (GENERAL BUSINESS)
Request Type: NON-USE
Variance From: SEC. 26-6

Background

Following the code enforcement action on the sign erected at the subject property (letter enclosed), Luke Robson, on behalf of Hillsdale Renaissance LLC, submitted a *Zoning Board of Appeals Petition Form*. The request is a variance from the requirements of Sec. 26-6 for the existing 90 square foot *Dante's* sign located on the south wall of the structure located at 16 Hillsdale St.

Findings

It is unclear if the sign ordinance, as it exists, intended for “billboards” and “off-premises signs” to be considered synonymous. Their definitions are nearly identical. Enforcement action taken by the Zoning Administrator was made under the assumption that they are considered to be the same sign type.

Relevant Zoning Ordinance

- **Sec.26-2. – Definitions.**
 - *Banner sign* means a temporary sign, constructed of canvas, paper, vinyl, or other similar materials that is not permanently affixed to any wall or sign structure and is intended for a limited period of display.
 - *Billboard* means an off-premises sign that conveys a message not related to the owner or occupant of the lot on which the sign is located.
 - *Off-premises sign* means any sign located on property that displays a message or other information related to an owner/occupant that is not located on the same property as the sign.
 - *On-premises sign* means a sign that displays a message or other information that relates to an owner/occupant of the same premises.

- *Temporary sign* means any sign used for a limited duration and which is not attached/affixed in any permanent manner.
- *Wall sign* means a sign that is attached directly to or painted upon a building wall and does not extend more than 12 inches therefrom, with the exposed face of the sign in a plane parallel to the building wall.

(Ord. No. 2019-001, 1-21-2019)

• **Sec. 26-6. – Permitted temporary signs in all districts.**

The following non-illuminated, temporary signs are permitted in all districts without a permit or prior approval, except as otherwise hereinafter provided:

- (1) *Freestanding temporary yard signs.* Freestanding temporary yard signs may not be placed in the public right-of-way.
- (2) *Wall-mounted temporary signs.* One wall-mounted temporary sign shall be permitted in lieu of a freestanding temporary sign subject to the same restrictions set forth in the schedule. The sign shall be restricted to the ground floor wall of a building.
- (3) *Temporary window signs.* One temporary window sign shall be permitted in lieu of a freestanding or wall-mounted temporary sign subject to the same restrictions. In addition, the sign shall not exceed 50 percent of the window area.
- (4) *Schedule of restrictions on temporary signs.* Temporary signs shall be restricted according to the following schedule:

Zoning District	Maximum Height of Freestanding Sign	Maximum Sign Area in Square Feet
Residential R-1, RD-1	6 feet	6 square feet
B-2	6 feet	6 square feet
B-1, RM-1, C-1	6 feet	16 square feet
B-3	6 feet	24 square feet
I-1	8 feet	32 square feet

- (5) *Pennants, spinners, streamers and balloons.* Pennants, spinners, streamers, balloons and similar temporary display devices, attached directly to the principal building on a site are permitted, provided they do not exceed the building height.
- (6) *Sandwich board and A-frame signs.* Permitted only as provided in [section 26-8](#) and subject to the requirements of [section 26-4\(h\)](#) and other applicable provisions of the chapter.

(Ord. No. 2019-001, 1-21-2019)

- **Sec. 26-9. – Special condition signs.**

- (5) Off premises or billboard signs shall be permitted in the general business (B-3) district. Billboards may not exceed 200 square feet in area, or 20 feet in height. Billboards must be setback a minimum of 30 feet from all property lines and shall be located a minimum of 1,000 feet from all other billboards on the same street. When abutting a residential district, no portion of the billboard shall be located closer than 200 feet from the property line. All permit applications for billboards must be submitted to the planning/zoning department along with a landscaping plan.

(Ord. No. 2019-001, 1-21-2019)

Olivia Smith

From: Luke Robson <luke.robson@hillsdalerenaissance.com>
Sent: Tuesday, May 12, 2026 3:07 PM
To: Zoning
Cc: Colm Maines
Subject: ZBA Appeal, 16 Hillsdale St Sign
Attachments: Dante's Sign at 16 Hillsdale St â€¢ luke.robson@hillsdalerenaissance.com.pdf; Fwd RE Banners for Dante's â€¢ luke.robson@hillsdalerenaissance.com.pdf; Petition_HillsdaleZBA_HillsdaleRenaissance_2026.05.12.pdf

Hi Olivia,

Please find attached the appeal and copies of the emails prompting the appeal. If you think I should change the box from a "Non-Use Variance" to a "Use Variance", please let me know. I wasn't quite sure where this issue best fit.

Thanks,
Luke

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



VV26-0002

FOR OFFICE USE ONLY	
Date Received:	05/12/2026
Received By:	OCS
Receipt #:	104699
Permit # Ref:	PS2026-007

ZONING BOARD OF APPEALS PETITION FORM

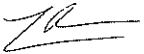
Please submit completed applications and appropriate fees (\$300) to: **City of Hillsdale**
Zoning Board of Appeals
97 N Broad St
Hillsdale, MI 49242

Phone: (517) 437-6449
 Email: zoning@cityofhillsdale.org

APPLICANT/AGENT/CONTRACTOR	PROPERTY OWNER
Name:	Name: Luke Robson
Entity Name:	Entity Name: Hillsdale Renaissance
Mailing Address:	Mailing Address: 45 E Bacon St
City, State, Zip:	City, State, Zip: Hillsdale, MI 49242
Phone:	Phone: 701-540-8073
Email:	Email: luke.robson@hillsdalerenaisance.com
Applicant MUST have a legal interest in the subject property. If the applicant is <u>not</u> the property owner, please describe the interest and provide the appropriate documentation with this application:	

PROPERTY INFORMATION	
Address: 16 Hillsdale St	Parcel #: 30 006-227-236-06
City, State, Zip: Hillsdale, Michigan 49242	Zoning District: B-3

PETITION INFORMATION	
*** Attach a copy of the decision or notice prompting this appeal ***	
X	Non-Use Variance – A dimensional variance that modifies a provision or requirement of the zoning ordinance authorized by the ZBA when the strict or literal application of the ordinance would cause “practical difficulties” for the owner.
	Use Variance – Allows use of land that is not permitted in the district in which the property is located. This variance requires that the applicant demonstrate that “unnecessary hardship” would be imposed if the owner cannot use the property as requested.
Detailed Narrative of Request: <i>(State exactly what is intended to be done on or with the property that necessitates a variance. Attach additional sheets as necessary)</i> I am requesting a variance of § 26-6, allowing for the continued use of the “Dante’s” sign located at 16 Hillsdale St. The current use is temporary and will be removed when construction/renovation begins at 16 Hillsdale St next year. The max sign size allowed by ordinance (24sf) is too small to be read given the setback from the road. A smaller sign might pose a risk to public safety as drivers strain to read what is placed on the sign.	

SIGNATURE	
	05/12/2026
Applicant or Owner Signature	Date

Sec. 36-84. – Appeal procedure

- (a) An appeal may be taken to the board of appeals by any person, firm or corporation, or any officer, department, board or bureau affected by a decision of the building inspector. Such appeal shall be taken within such time as shall be prescribed by the board of appeals, by general rule, by filing with the building inspector and with the board of appeals a notice of appeal, specifying the grounds thereof. The building inspector shall forthwith transmit to the board of appeals all of the papers constituting the record upon which the action appealed from was taken.
- (b) An appeal shall stay all proceedings in furtherance of the action appealed from, unless the building inspector certifies to the board of appeals after the notice of appeal has been filed with him that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property; in which case the proceedings shall not be stayed, otherwise than by a restraining order, which may be granted by the board of appeals or by a court of record on application, on notice to the building inspector, and on due course shown.
- (c) The board shall select a reasonable time and place for the hearing of the appeal and give due notice thereof to the parties and shall render a decision on the appeal without unreasonable delay. Any person may appear and testify at the hearing, either in person or by duly authorized agent or attorney.
- (d) A fee as currently established or as hereafter adopted by resolution of the city council from time to time shall be paid to the secretary of the board of appeals at the time that notice of appeal is filed, which the secretary shall forthwith pay over to the city treasurer to the credit of the general fund of the city.

(Code 1979, § 17.56.040)

ZBA Decision Form re Request for Nonuse Variance

Question 1

Are there exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties or classes of uses in the same district or zone?

 X Yes

 No

If your answer is YES, proceed to **Question 2**.

If your answer is NO, then the request for relief should be denied.

Question 2

Will compliance with the strict letter of the restrictions in the zoning ordinance governing area, setbacks, frontage, height, bulk, or density unreasonably prevent the applicant from using the property for a permitted purpose or render conformity with such restrictions unnecessarily burdensome?

 X Yes

 No

If your answer is YES, proceed to **Question 3**.

If your answer is NO, the request for relief should be denied.

Question 3

Is a grant of a variance necessary for the preservation and enjoyment by the applicant of a substantial property right possessed by other property in the same zone and vicinity?

 X Yes

 No

If your answer is YES, proceed to **Question 4**.

If your answer is NO, then the request for relief should be denied.

Question 4

Can the relief requested be granted in such fashion that the spirit of the ordinance will be observed and it will not be materially detrimental to the public safety and welfare or otherwise impair the public health, comfort, or morals of the inhabitants of the city?

 X Yes

 No

If your answer is YES, proceed to **Question 5**.

If your answer is NO, then the request for relief should be denied.

Question 5

Can the relief requested be granted in such fashion that it will not cause material injury to the other property and improvements located in the same zone or district in which the property is located?

 X Yes

 No

If your answer is YES, proceed to **Question 6**.

If your answer is NO, then the request for relief should be denied.

Question 6

Can the relief requested be granted in such fashion that it will not adversely affect the purposes or objectives of the future land use plan of the City?

 X Yes

 No

If your answer is YES, proceed to **Question 7**.

If your answer is NO, then the request for relief should be denied.

Question 7

Can the relief requested be granted in such fashion that it will not impair an adequate supply of light and air to adjacent property, unreasonably increase the congestion in public streets, increase the danger of fire, or unreasonably diminish or impair established property values within the surrounding area?

 X Yes

 No

If your answer is YES, proceed to **Question 8**.

If your answer is NO, then the request for relief should be denied.

Question 8

Will granting the relief requested do substantial justice to the applicant as well as to other property owners in the district?

 X Yes

 No

If your answer is YES, proceed to **Question 10**.

If your answer is NO, proceed to **Question 9**.

Question 9

Would a lesser relaxation of the restrictions in the zoning ordinance than that applied for by the applicant give substantial relief to the applicant and be more consistent with justice to other property owners?

 X Yes

 No

If your answer is YES, please state the lesser modification below and proceed to **Question 10**.

Rather than modifying the sign size ordinance, the ordinance defining how far back a billboard must be set from the property line could be amended. The property line is set back quite a distance from the street, meaning that the actual sign location relative to the street/sidewalk is farther back than the location found at a site like 81 W Carleton Rd, where a billboard is found.

Modifying that ordinance would allow this sign to be classified as a billboard.

If your answer is NO, then the variance should be denied.

Question 10

Is the hardship for which the applicant seeks a variance the result of the applicant's own actions?

☐ Yes

☒ No

If your answer is YES, then the variance should be denied.

If your answer is NO, then the variance should be granted, either as requested or as modified in your response to Question 9, if any.

Luke,

I appreciate your feedback.

I believe that it would be considered off-premises because, as that definition states, "... a message or information related to an owner/occupant that is not located on the same property as the sign." I came from the mindset that Dante's is not located on any of those properties other than the temporary sign proposed for the patio at Dante's.

I agree that the regulations I quoted are for billboards specifically. I will though say that the temporary signs proposed for 16 Hillsdale St are too large and too numerous. One wall-mounted sign is allowed on the ground floor wall and it cannot exceed 24 square feet (Sec. 26-6). I will require the one at 60 N Howell St & 62 (old Gelzer's Hardware building) to be removed as off-premises signs are only permitted within the B-3 district. The sign on Dante's patio will need to be resized to not exceed 6 square feet (Sec.26-6).

I sent enforcement mail yesterday morning before you reached out. It details what I have discussed in this email. I can also send my conversation with the Hillsdale Handyman team if you need.

If you have any further questions or concerns, please reach out.

Best,

Olivia Smith, MCAO

Zoning Administrator

97 N Broad Street

Hillsdale, Michigan 49242

517-437-6449

zoning@cityofhillsdale.org



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From: Luke Robson <luke.robson@hillsdalerenaissance.com>

Sent: Thursday, May 7, 2026 3:20 PM

To: Olivia Smith <osmith@cityofhillsdale.org>

Cc: Kate McKinney <kate@thehillsdalehandyman.com>; Elias McConnell <ejm@thehillsdalehandyman.com>; Dantes GM <GM@danteshillsdale.com>

Subject: Dante's Sign at 16 Hillsdale St

Hi Olivia,

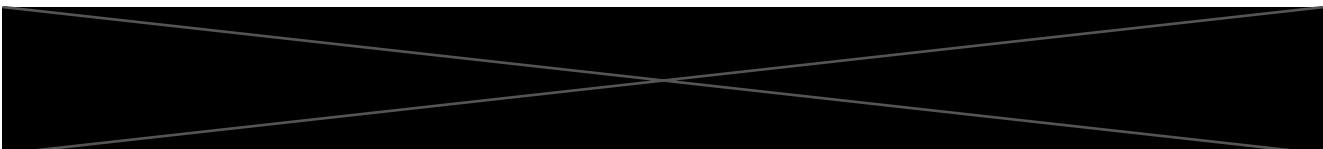
The Hillsdale Handyman let me know that you have determined that the sign located at the Freight House is a billboard, and as such is not in compliance with Sec. 26-9 (5) of the Hillsdale Code of Ordinances. I can understand the reasoning, but I would like to offer a different argument for your consideration:

The sign is not a billboard. According to the code, off premises signs are inclusive of, but not limited to, billboards. The definition of "billboard" is "an off-premises sign that conveys a message not related to the owner or occupant of the lot on which the sign is located." (§26-2). I am the owner of 16 Hillsdale St and Dante's. The message on that sign is directly related to me and the viability of my businesses. As far as I can tell, the restrictions you quoted only apply to billboards, not to off-premises signs.

There might be a case that it's not even an off premises sign, since those are "any sign located on property that displays a message or other information related to an owner/occupant that is not located on the same property as the sign" and I am the owner of both businesses/buildings.

If you change your mind, please let me know.

Thanks,
Luke



Fwd: RE: Banners for Dante's

Elias to Joel, Me & Kate Shared

MAY 7

Hello Joel and Luke,

Here is what the city has come back with regarding the signs they asked us to stop putting up. We had been advised by Joel that permits or any need of permits had been taken care of. I am not sure how you want us to move forward with this besides taking down the single banner we were able to install at the freight house.

Thanks,

Elias

----- Forwarded message -----

From: Olivia Smith <osmith@cityofhillsdale.org>

Date: Wednesday, May 6 2026 at 11:44 AM EDT

Subject: RE: Banners for Dante's

To: Kate McKinney <kate@thehillsdalehandyman.com>

Cc: Elias McConnell <ejm@hhandyman.com>, Andy Gollnick <andy@thehillsdalehandyman.com>, CodeEnforcement <CodeEnforcement@cityofhillsdale.org>, Sam Fry <sfry@cityofhillsdale.org>

Kate,

After reviewing the sign ordinance closer, due to other off-premises signs recently being erected in other parts of the city, I have determined that none of the signs presented – other than a resized temporary on-premises sign at Dante's (55 N Broad St) – are allowed.

"Off-premises sign means any sign located on property that displays a message or other information related to an owner/occupant that is not located on the same property as the sign" (Sec. 26-2)

The only zoning district that allows off-premises signs is B-3. The only property proposed for these signs that has that zoning designation is 16 Hillsdale St.

"(5) Off premises or billboard signs shall be permitted in the general business (B-3) district. Billboards may not exceed 200 square feet in area, or 20 feet in height. Billboards must be setback a minimum of 30 feet from all property lines and shall be located a minimum of 1,000 feet from all other billboards on the same street. When abutting a residential district, no portion of the billboard shall be located closer than 200 feet from the property line. All permit applications for billboards must be submitted to the planning/zoning department along with a landscaping plan" (Sec. 26-9(5)).

The signs proposed at 16 Hillsdale St do not meet the minimum 30' setback requirements of Sec. 26-9 and there would be more than one within 1,000 feet of each other.

I ask that all erected non-compliant signs be removed within one week (May 13, 2026).

You do have the right to appeal this decision with the Zoning Board of Appeals.

If you have any additional questions, please reach out.

Best,

Olivia Smith, MCAO

Zoning Administrator

97 N Broad Street

Hillsdale, Michigan 49242

517-437-6449

zoning@cityofhillsdale.org



From: Olivia Smith <osmith@cityofhillsdale.org>

Sent: Friday, May 1, 2026 9:39 AM

To: Kate McKinney <kate@thehillsdalehandyman.com>

Cc: Elias McConnell <ejm@hhandyman.com>; Andy Gollnick <andy@thehillsdalehandyman.com>; CodeEnforcement <CodeEnforcement@cityofhillsdale.org>; Sam Fry <sfry@cityofhillsdale.org>

Subject: RE: Banners for Dante's

No permit is required. The signs will be okay to put up if they meet the size requirements after resizing. It is my understanding that it is one sign per building. That is a requirement in other portions of the sign ordinance (with a few exceptions).

Olivia Smith, MCAO

Zoning Administrator

97 N Broad Street

Hillsdale, Michigan 49242

517-437-6449

zoning@cityofhillsdale.org



From: Kate McKinney <kate@thehillsdalehandyman.com>

Sent: Friday, May 1, 2026 9:12 AM

To: Olivia Smith <osmith@cityofhillsdale.org>

Cc: Elias McConnell <ejm@hhandyman.com>; Andy Gollnick <andy@thehillsdalehandyman.com>; CodeEnforcement <CodeEnforcement@cityofhillsdale.org>; Sam Fry <sfry@cityofhillsdale.org>

Subject: RE: Banners for Dante's

One more question...I'm sorry.

For the areas that say "limited to one," is that one sign per building, or one sign per side of that building?

Kate McKinney | Office Manager

P: 503-446-7381

E: Kate@hhandyman.com



On Fri, May 01, 2026 at 9:09 AM, Kate McKinney <kate@thehillsdalehandyman.com> wrote:

Good morning Olivia,

Thank you so much for doing the research and getting back to us so quickly.

If the signs are resized, will we need to apply for temporary permits for them, or will they be okay to just install?

Thank you for your notes too, that is very helpful. For the last two signs, what is the max area they can take up? Is it 24sqft as well, or smaller?

No worries at all. I totally understand. You are doing your job, and trying to keep everyone safe. I'm sorry that we didn't ask more questions before we started.

-Kate

Kate McKinney | Office Manager

P: 503-446-7381

E: Kate@hhandyman.com



On Fri, May 01, 2026 at 8:59 AM, Olivia Smith <osmith@cityofhillsdale.org> wrote:

Kate,

I appreciate you working with us on that.

We do not require permits for temporary signs, but, they are required to meet certain size and number requirements. I have attached the ordinance language. I have also my notes on the mock ups. I am not trying to be difficult. These ordinances are in place to mitigate visual distractions for motor vehicle drivers (especially at a busy intersection – where most of the signs were proposed to be placed).

If you have any questions, please do not hesitate to reach out.

Best,

Olivia Smith, MCAO

Zoning Administrator

97 N Broad Street

Hillsdale, Michigan 49242

517-437-6449

zoning@cityofhillsdale.org



From: Kate McKinney <kate@thehillsdalehandyman.com>

Sent: Thursday, April 30, 2026 4:36 PM

To: Olivia Smith <osmith@cityofhillsdale.org>

Cc: Elias McConnell <ejm@hhandyman.com>; Andy Gollnick <andy@thehillsdalehandyman.com>

Subject: Banners for Dante's

Hey Olivia,

Here is the banner placement that we were going off of today.

I am so sorry that you had to scramble around and call us about this.

I know you mentioned you are going to do some research on sign permits for the area. We were wondering what the zoning permits for temporary signs are?

Thank you so much for your time.

-Kate

Kate McKinney | Office Manager

P: 503-446-7381

E: Kate@hhandyman.com



Sharing started

MAY 7

☐ Me MAY 7

[@Colm Maines](#)

Me to Elias, Joel & Kate Shared

MAY 7

At the very least, we can just ignore this and pay any fines levied. Cheaper than paying for a billboard. I am looking into appealing the decision.

☐ Colm MAY 8

[@Luke Robson](#) Have you gotten a response?



CITY OF HILLSDALE

97 N. BROAD ST

HILLSDALE, MI 49242

(517) 437-6441

WWW.CITYOFHILLSDALE.ORG

Receipt: 104699 06/22/26

Cashier: KATY

The sum of: 300.00

Received Of: HILLSDALE RENAISSANCE LLC

45 E BACON ST
HILLSDALE MI 49242

ZBA FILING

Receipt Code:

Description:

Distribution:

BD

00012283

101-000.000-692.000

300.00

Total 300.00

TENDERED:

CHECK

1797

Signed: _____

Banner Project

Patio sign: 3't x 6' w (red square)



Welcome to *Dante's*
Shop, Drink, Relax



Scan to view our upcoming events

Gelzer's Windows: 4' t x 5' w (red square)



New in the Broad Street Market building.

Dante's
Pub & Shop

55 N Broad St
One block East from this location.
danteshillsdale.com



Scan to view our upcoming events

Freight House South (N Bound us99) 15w x 6' t.



Dante's
Shop, Drink, Relax

One block away at 55 N Broad St

Freight House East Side (W Bound us99) 6't x 10'.



Dante's
Shop, Drink, Relax

One block away at 55 N Broad St

Freight House North Side (S Bound Hillsdale st.)



Dante's

Shop, Drink, Relax

New in the
Broad Street Market building.

One block away at 55 N Broad St

Freight House West Side (S bound us99)



Dante's

Shop, Drink, Relax

One block away at 55 N Broad St



CITY OF HILLSDALE

Code Enforcement

97 NORTH BROAD STREET
HILLSDALE, MICHIGAN 49242-1695
(517) 437-6455 FAX: (517) 437-6448
planning@cityofhillsdale.org

Owner:

HILLSDALE RENAISSANCE LLC
LUKE ROBSON, MANAGER/MEMBER
45 E BACON ST
HILLSDALE, MI 49242

Other Responsible Party:

THE HILLSDALE HANDYMAN
SOLI DEO GLORIA ACQUISITIONS LLC
ELIAS J MCCONNELL
41 E BACON ST
HILLSDALE, MI 49242

NOTICE OF VIOLATION HILLSDALE MUNICIPAL CODE, CHAPTER 26 – SIGNS

Notice Date: 05/07/2026
Property Address: 16 HILLSDALE ST
Enforcement Number: E2014-0284
Inspection Date: 05/07/2026
Type of Inspection: OBSERVED VIOLATION
Inspection Result: NOT COMPLIED

Unresolved Violations:

- Uncorrected HMC 26-9(5) OFF PREMISES OR BILLBOARD SIGNS SHALL BE PERMITTED IN THE GENERAL BUSINESS (B-3) DISTRICT. BILLBOARDS MAY NOT EXCEED 200 SQUARE FEET IN AREA, OR 20 FEET IN HEIGHT. BILLBOARDS MUST BE SETBACK A MINIMUM OF 30 FEET FROM ALL PROPERTY LINES AND SHALL BE LOCATED A MINIMUM OF 1,000 FEET FROM ALL OTHER BILLBOARDS ON THE SAME STREET. WHEN ABUTTING A RESIDENTIAL DISTRICT, NO PORTION OF THE BILLBOARD SHALL BE LOCATED CLOSER THAN 200 FEET FROM THE PROPERTY LINE. ALL PERMIT APPLICATIONS FOR BILLBOARDS MUST BE SUBMITTED TO THE PLANNING/ZONING DEPARTMENT ALONG WITH A LANDSCAPING PLAN
 - INSPECTOR COMMENTS: THE SIGN ERECTED ON THE SOUTH WEST WALL OF THE BUILDING IS NOT IN COMPLIANCE WITH THE SETBACK REQUIRED FOR OFF-PREMISES SIGNS. **PLEASE REMOVE THE SIGN WITHIN ONE WEEK OF THE EMAIL NOTICE TO THE RESPONSIBLE PARTY (MAY 13, 2026).**

Thank you for your attention to this matter.

Sincerely,

Olivia Smith
Zoning Administrator

Sec. 26-13. - Violations.

- (a) Violation of any provision of this chapter shall constitute a municipal civil infraction, punishable as provided in article II of chapter 20 of the Code of Ordinances of the City of Hillsdale, Michigan.
 - (b) Any of the following shall be a violation of this chapter and shall be subject to the enforcement remedies and penalties provided by this chapter and by state law:
 - (1) To install, create, erect, or maintain any sign in violation of any provision of this chapter.
 - (2) To install, create, erect, or maintain any sign in a manner that is inconsistent or not in conformity with any approved plan or permit governing such sign or the property on which it is located.
 - (3) To install, create, erect or maintain any sign requiring a permit without such permit.
 - (4) To fail to remove any sign that is installed, created, erected or maintained in violation of this chapter or for which the sign permit has lapsed.
 - (c) Each day that a violation exists shall constitute a separate violation.
- (Ord. No. 2019-001, 1-21-2019)

Sec. 26-16. - Appeal procedure.

- (a) An appeal may be taken to the board of appeals by any person, firm or corporation, or any officer, department, board or bureau affected by a decision of the building inspector. Such appeal shall be taken within such time as shall be prescribed by the board of appeals, by general rule, by filing with the building inspector and with the board of appeals a notice of appeal, specifying the grounds thereof. The zoning administrator shall forthwith transmit to the board of appeals all of the papers constituting the record upon which the action appealed from was taken.
 - (b) An appeal shall stay all proceedings in furtherance of the action appealed from, unless the building inspector certifies to the board of appeals after the notice of appeal has been filed with him that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property; in which case the proceedings shall not be stayed, otherwise than by a restraining order, which may be granted by the board of appeals or by a court of record on application, on notice to the building inspector, and on due course shown.
 - (c) The board shall select a reasonable time and place for the hearing of the appeal and give due notice thereof to the parties and shall render a decision on the appeal without unreasonable delay. Any person may appear and testify at the hearing, either in person or by duly authorized agent or attorney.
 - (d) A fee as currently established or as hereafter adopted by resolution of the city council from time to time shall be paid to the secretary of the board of appeals at the time that notice of appeal is filed, which the secretary shall forthwith pay over to the city treasurer to the credit of the general fund of the city.
 - (e) All sign variances shall terminate upon alteration or reconstruction of more than 50 percent of the sign, or at a date set by the zoning board of appeals.
- (Ord. No. 2019-001, 1-21-2019)