



Zoning Board of Appeals  
97 North Broad Street  
Hillsdale, Michigan 49242-1695  
(517) 437-6449 Fax: (517) 437-6450

**Zoning Board of Appeals Agenda**  
**March 13, 2024**

**I. Call to Order 5:30pm**

- A. Pledge of Allegiance
- B. Roll Call

**II. Consent Items/Communications**

Approval of agenda - **Action**

**III. Public Comment** – agenda items

**IV. New Business**

- A. Appeal filed by Digital One LLC on behalf of Convenience King, Inc., owner of the property located at 17 E. Carleton St., Hillsdale, Michigan. The proposed request is to appeal the decision of the Zoning Administrator regarding Zoning Permit PS2024-002.
  - a. Public Questions and Comments: each citizen is to be given no more than 5 minutes unless the Board feels further time is required.
  - b. Finding of Facts
  - c. Vote

**V. Public Comment** – other items

**VI. Adjournment**



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

## **ZONING BOARD of APPEALS**

**CITY HALL, 97 N. BROAD ST. 2nd FLOOR, CONFERENCE RM.**

**February 7, 2024 at 5:30 PM**

### **I. Call to Order 5:30 pm**

A. Pledge of Allegiance

B. Members present: Richard Smith, Daniel LaRue, Tammie Henderson, Amber Yoder, Matt Kniffen, Tammie Henderson

C. Others present: Alan Beeker (Zoning Administrator)

D. Members absent: Adam Stockford

### **II. Consent Items/Communications**

A. Dan moved to approve the agenda as presented. Tammie seconded, motion passed.

### **III. Public Comment**

No public comment

### **IV. New Business**

A. Officer Elections

1. This is Richard's last year on the Board and would prefer not to be an officer.

2. Tammie nominated Dan for Chair. Richard supported. Motion passed.

3. Richard nominated Tammie for Vice Chair. Amber supported. Motion passed.

B. Member Packet Review

1. Rules of Procedure

Tammie moved to adopt the rules with corrections. Richard seconded, motion passed.

Tammie nominated Amber as secretary. Richard seconded. Motion passed.

### **V. Public Comment**

No public comment.

**VI. Adjournment at 6:15 pm** Tammie moved to adjourn, Amber seconded, motion passed.

For Office Use Only	
Date Received:	
Received By:	
Amount Paid/Check #	

Application Fee: \$50.00
New Sign Permit: \$50.00
Sign Reface Permit: \$25.00



# PERMANENT SIGN PERMIT APPLICATION

LAND USE AND PLANNING DEPARTMENT  
 97 N. Broad St Hillsdale, MI 49242  
 517-437-6455 Fax 517-437-6448

**STREET ADDRESS** 17 E. Carleton Rd. Hillsdale, MI 49242

Applicant Name Digital One, LLC  
 Mailing Address 200 N. Washington Sq.  
 City, State, Zip Lansing MI, 48933  
 Telephone Number (517) 204-0611  
 E-mail address brian@200nw.com

Contractor Name All Steel Structures, Inc.  
 Mailing Address 16301 Vincennes Ave.  
 City, State, Zip South Holland, IL 60473  
 Telephone Number (708) 566-5813  
 E-mail address michael.kompare@allsteelinc.com

Description of Sign (Type, size, material, etc.)  
2 faced digital billboard using steel material

ZONING DISTRICT B-1, B-3, I-1, I-2, O-1: supply Area of Main Face of Building \_\_\_\_\_ Sq. Ft  
 ZONING DISTRICT B-2: supply Lineal Store Front of Building \_\_\_\_\_ Lineal Feet

<input type="checkbox"/> Wall _____ Sq. Ft	<input checked="" type="checkbox"/> Free Standing Height <u>20</u> Ft Area <u>200</u> Sq. Ft
<input type="checkbox"/> Monument Height _____ Ft Area _____ Sq. Ft	<input type="checkbox"/> Business Center Sign Height _____ Ft Area _____ Sq. Ft
<input type="checkbox"/> Awning/ Canopy _____ Feet	<input type="checkbox"/> Suspended _____ Feet
<input type="checkbox"/> Projection from Building _____ Feet	<input type="checkbox"/> Marquee _____ Feet
Distance from assembly to curb <u>15</u> Feet	

**NO SIGNS MAY BE PLACED IN THE PUBLIC RIGHT OF WAY**  
 BUILDING/TRADE PERMITS may be required by the Hillsdale County Inspection Department (517-437-4130)  
 RIGHT OF WAY PERMITS may be required by the City of Hillsdale Department of Public Services (517-437-6490)

I hereby certify that  I am the owner or  the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. If damages occur to the curb, sidewalk, terrace within the R.O.W. the owner will accept full responsibility and will be required to repair or replace damages at the owner's expense

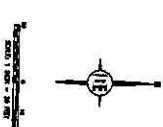
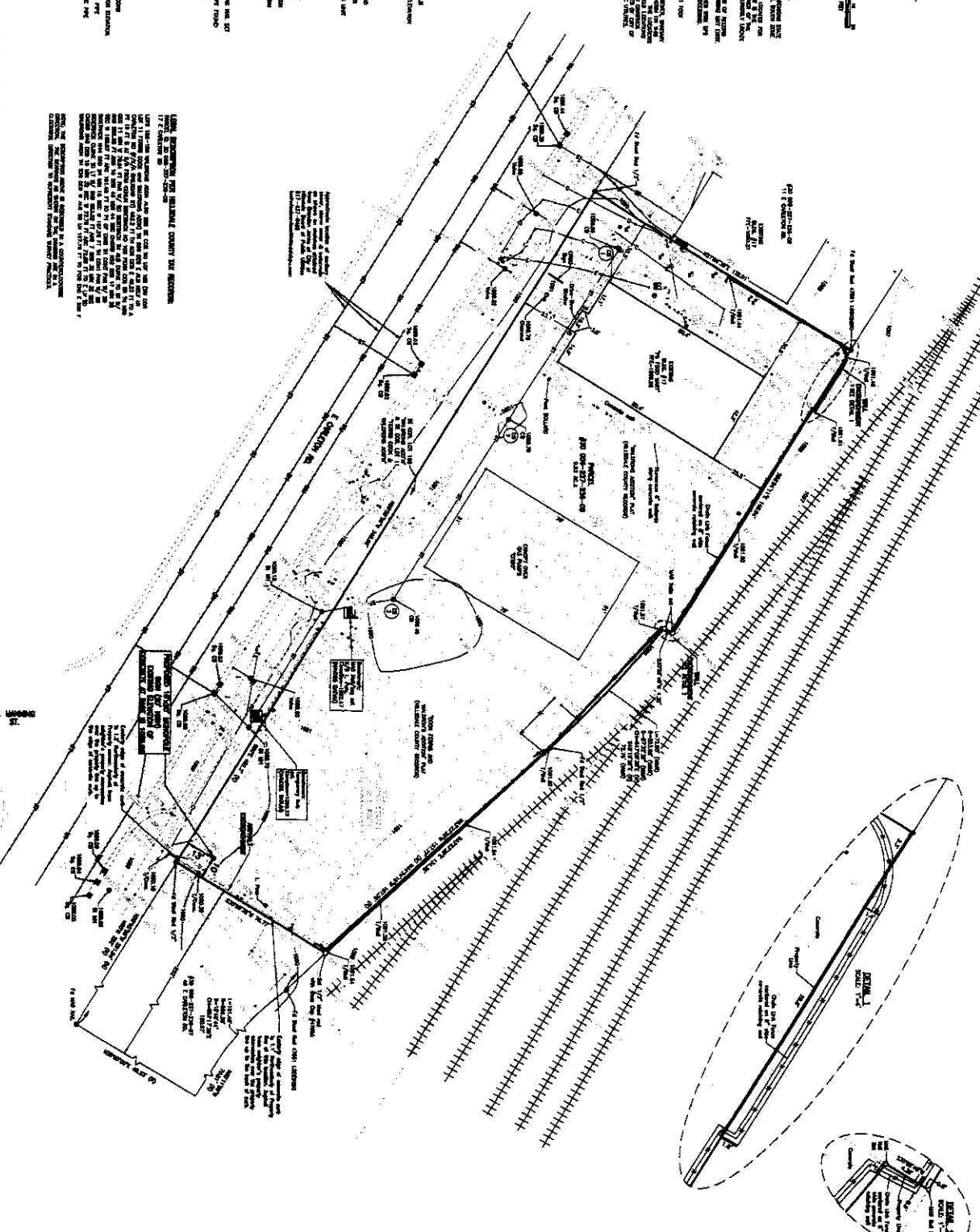
Signature Brian English Date February 2, 2024

**BELOW FOR OFFICE USE ONLY**

Notes: Complies With Sign:  Area  Height Clearances  Projection Requirements  Lot Setbacks

Approved  Denied \_\_\_\_\_ Date \_\_\_\_\_

# BOUNDARY & TOPOGRAPHICAL SURVEY

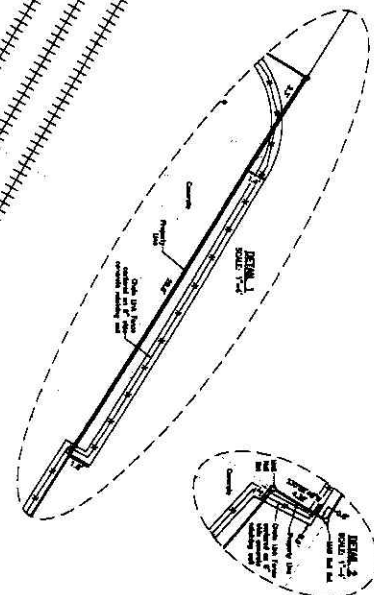


- GENERAL INSTRUCTIONS:**
1. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY CLERK AND HAS FOUND NO RECORDS OF ANY INTEREST IN THE PROPERTY DESCRIBED HEREON.
  2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY CLERK AND HAS FOUND NO RECORDS OF ANY INTEREST IN THE PROPERTY DESCRIBED HEREON.
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- LEGEND:**
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  - 2. EXISTING EASEMENTS
  - 3. EXISTING EASEMENTS
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  - 19. EXISTING EASEMENTS
  - 20. EXISTING EASEMENTS

**NOTES:**

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1 OF 1  
SHEET NO. 1

NO.	DATE	DESCRIPTION
1	1-18-84	PREPARED
2	1-18-84	APPROVED
3	1-18-84	REVISION
4	1-18-84	REVISION
5	1-18-84	REVISION
6	1-18-84	REVISION
7	1-18-84	REVISION
8	1-18-84	REVISION
9	1-18-84	REVISION
10	1-18-84	REVISION

PROJECT: 17 E. CARLTON RD, HILLSDALE, MI  
 CROSSROADS DIGITAL OUTDOORS  
 200 N. MICHIGAN, SUITE 440  
 LANSING, MI 48223  
 317-986-3885

TITLE: BOUNDARY & TOPOGRAPHICAL SURVEY

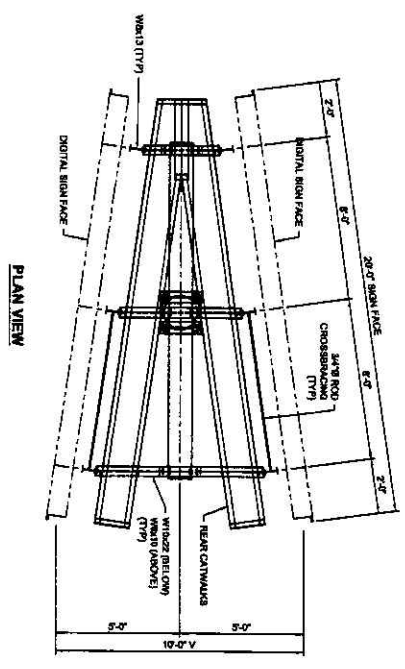
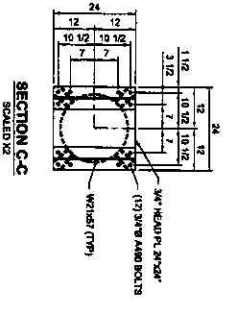
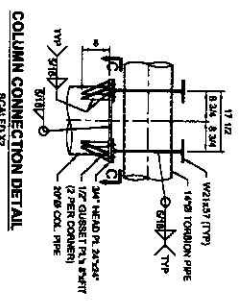
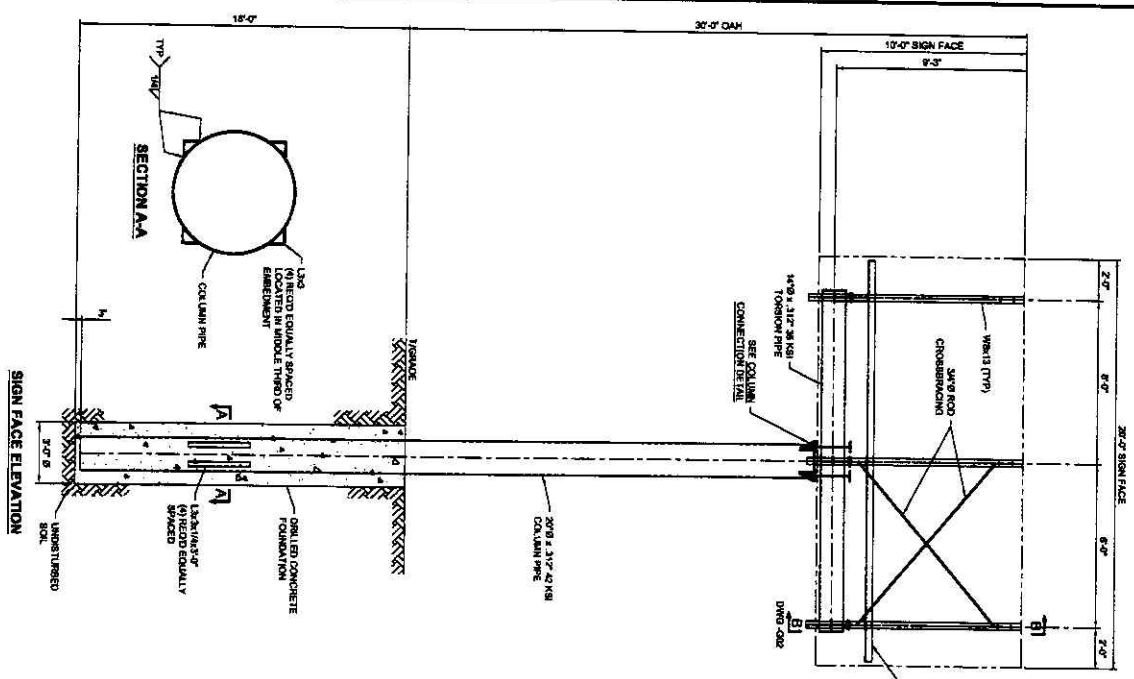
**BEBOSS Engineering**  
 Engineering Services • Planning • Landmark Services

3121 E. GRAND RIVER AVE.  
 HOWELL, MI. 48843  
 517.546.4836 FAX 517.548.1670



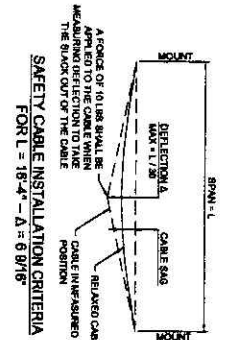
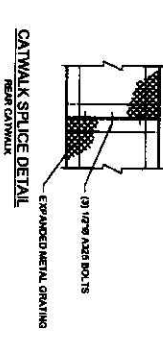
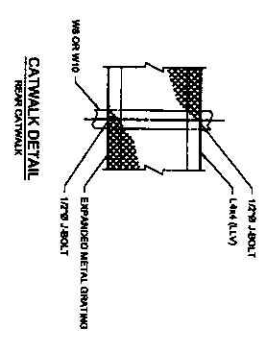
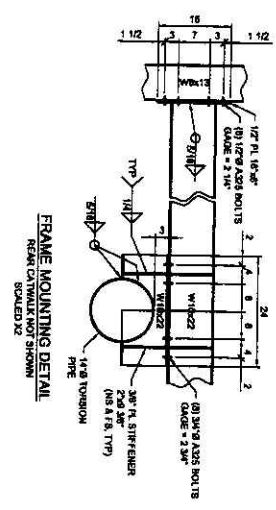
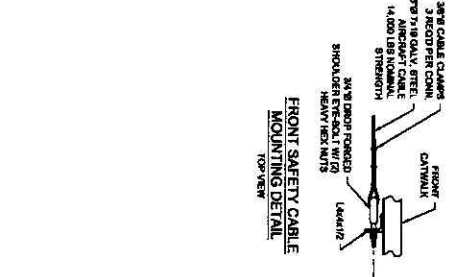
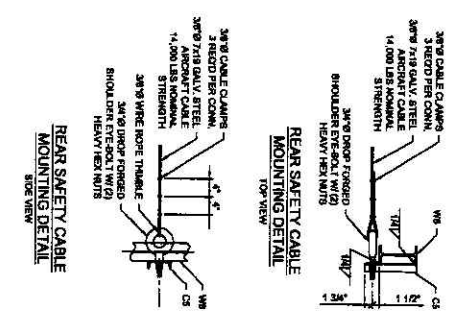
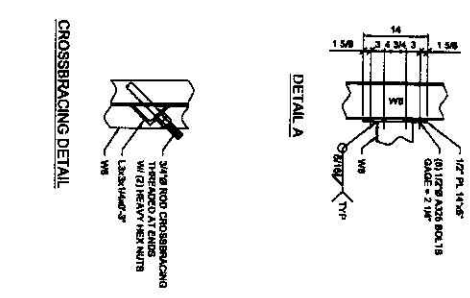
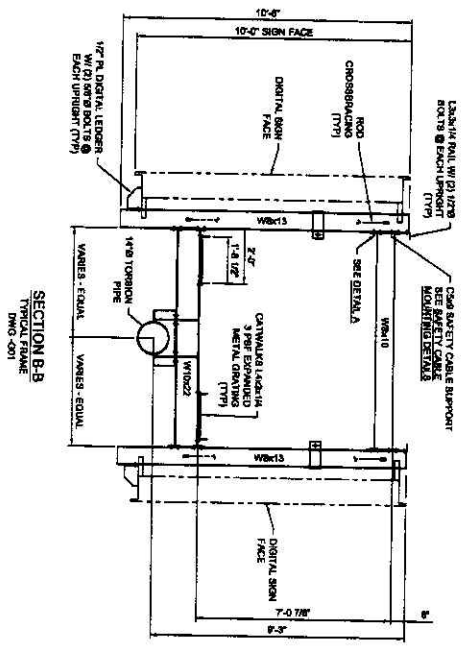
STATE OF MICHIGAN  
 DEPARTMENT OF STATE  
 REGISTERED PROFESSIONAL ENGINEER





**PRELIMINARY**  
NOT FOR CONSTRUCTION

<b>ALL STEEL</b>	
STRUCTURES, INC.	
1000 S. ...	
1-800-421-1788	
Job No. ...	
10'-0" x 20'-0" CM, 10" V, 30' OAH	
GENERAL ARRANGEMENT ENGINEERING DWG. IN VA	
REVISION 0 - 02/2024	
DRAWING NO. 1000 CM 10V 30 OAH	
CUSTOMER: ...	
LOCATION: ...	
ENG. NO. ...	
DATE: ...	



**PRELIMINARY**  
NOT FOR CONSTRUCTION

<b>ALL STEEL</b>	
STRUCTURES, INC.	
100 S. Wacker Drive, Suite 1, Chicago, IL 60601	
Tel: 312-346-1170 Fax: 312-346-1171	
Job No. 0001, Date: 02/02/24	
10'-0" x 20'-0" CM, 10' V, 30 OAH	
GENERAL ARRANGEMENT ENGINEERING DWG. # 1A	
REVISION 0 - 02/02/24	DRAWING NO. 1020.CAT.WALK-002
CUSTOMER: BROWN ENGINEERING	LOCATION: 17 E. CANTON
DATE: 1/15/2024	BY: JLR
CHECKED: JLR	DATE: 1/15/2024

**Capitol Legal & Consulting**  
200 N Washington SQ  
Lansing, MI 48933

2484



74-1345/724

PAY TO THE ORDER OF

CITY OF HILLSDALE

DATE 2-18-2014

\$ 100.00

ONE HUNDRED AND 00/100



DOLLARS

FOR application fee + new sign permit fee  
- Hillsdale

*[Signature]*



⑆002484⑆ ⑆072413450⑆ 306⑈507⑈1⑈



Variance Request fee: \$300.00

**CITY OF HILLSDALE**  
Variance Request Application

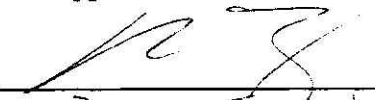
Name of Applicant: Digital One, LLC; C/O Brian English  
Address of Applicant: 200 N. Washington S. Lansing, Mi 48933  
Telephone and Fax: (517) 204-0611  
E-Mail Address: brian@200nw.com  
Address of Property: 17 E. Carleton Rd. Hillsdale, MI  
Variance Requested: Property Line Setbacks, Seeking: 15 ft. off South prop line and 10 ft. off East prop line.  
Owner of Property (if not Applicant): Convenience King Group, Inc.

\*\*\*\*\*

A variance to the Zoning Ordinance is requested for the following reasons (all reasons must be answered).

1. The property in question is not physically suitable for use under the limitations of the zoning district in which it is located because:  
Following the 30ft setback places the sign directly above a monitoring well for the UGST. The 30ft set back would also place the sign in the middle of the parking lot, creating an unnecessary obstacle for the ingress and egress of traffic,
2. The hardship created is UNIQUE and is not shared by all properties alike in the immediate vicinity of the property and in this use district because:  
It is unique because 30ft would interfere with traits specific to gas stations and UGST monitoring systems. Also, a rock bed present on the property creates a natural barrier between traffic and the proposed sign location, coming into and going out of the property.
3. The variance would not change the character of the district because:  
The on-premise sign at the gas station to the west of the property appears to be following a 15ft setback. Therefore, granting the 10&15ft variance request would not change the character of the district but rather it would create a more uniform look.

**NOTICE TO APPLICANT:** The applicant or his representative **MUST BE PRESENT** when this comes before the Zoning Board of Appeals, or it will not be considered.

Signature of Applicant:   
*Brian English*

**Section 36-91: Orders; term of validity.**

- a) No order of the board of appeals permitting the erection or alteration of a building shall be valid for a period longer than one year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.
- b) No orders of the board of appeals permitting a use of a building or premises shall be valid for a period longer than one year unless such use is established within such period; provided, however, that where such use permitted is dependent upon the erection or alteration of a building, such order shall continue in force and effect if a building permit for the erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

### Tips for a Successful Variance Application

- 1 Determine if you really need the variance or you just want one.
- 2 Talk to the Staff at the Planning Department and review alternatives.
- 3 When you file your application, take time in stating specifically what your hardship is and why the ordinance appears to unfairly affect you.
- 4 Avoid, if possible, submitting new information to the Zoning Board of Appeals during the hearing.
- 5 If you cannot submit documentation until the hearing itself, consider an adjournment until the next scheduled meeting.
- 6 The Zoning Board of Appeals members will probably inspect the site before the hearing. **Clean up** the property / site before inspection. (If necessary, the Board can attach a condition to an approved variance that nuisances such as junk, trash and debris be addressed).
- 7 Talk to your neighbors about your variance.
- 8 If you get your neighbors support get a brief, concise written statement and submit it to the Zoning Administrator or have them appear at the hearing.
- 9 If you expect opposition, examine the Planning Department files a day or two before the hearing. Any written opposition will be on file.
- 10 Listen to the Zoning Board of Appeals members; both their questions and discussion may be an attempt to steer you to a compromise.
- 11 Dress appropriately.
- 12 Be concise and have your presentation prepared / rehearsed prior to the meeting.

**Capitol Legal & Consulting**  
200 N Washington SQ  
Lansing, MI 48933

DATE 2/8/2024

 74.1345/724

2485

PAY TO THE ORDER OF City of Hillsdale

\$ 300.00

DOLLARS



FOR Winnice request application fee

- Hillsdale

⑆002485⑆ ⑆072413450⑆ 306⑆ 507⑆ ⑆⑆

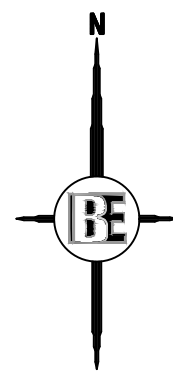


Security Features

Direct Deposit



# BOUNDARY & TOPOGRAPHICAL SURVEY



SCALE: 1 INCH = 20 FEET

### GENERAL SURVEY NOTES:

1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
4. ELEVATIONS WERE ESTABLISHED WITH GPS USING OPUS GPS POST-PROCESSING. (NAVD88 DATUM)
5. CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
6. THE LOCATIONS OF STORM SEWER, SANITARY SEWER & WATERMAIN, AS SHOWN ON THIS DRAWING ARE APPROXIMATE. THE LOCATIONS ARE BASED ON PHYSICAL FIELD LOCATIONS OF STRUCTURES ALONG WITH DRAWINGS SUPPLIED BY BRANDON JAMES OF CITY OF HILLSDALE BOARD OF PUBLIC UTILITIES.

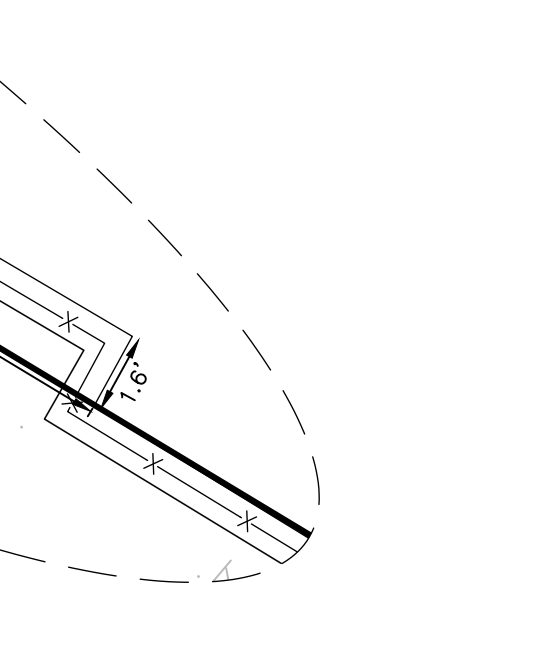
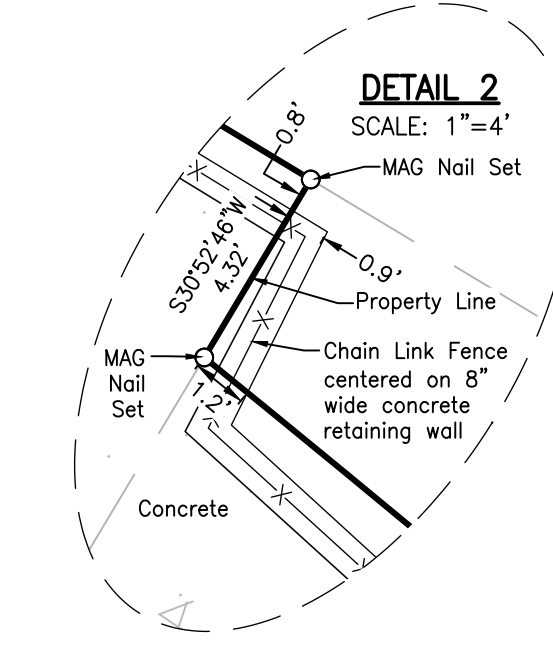
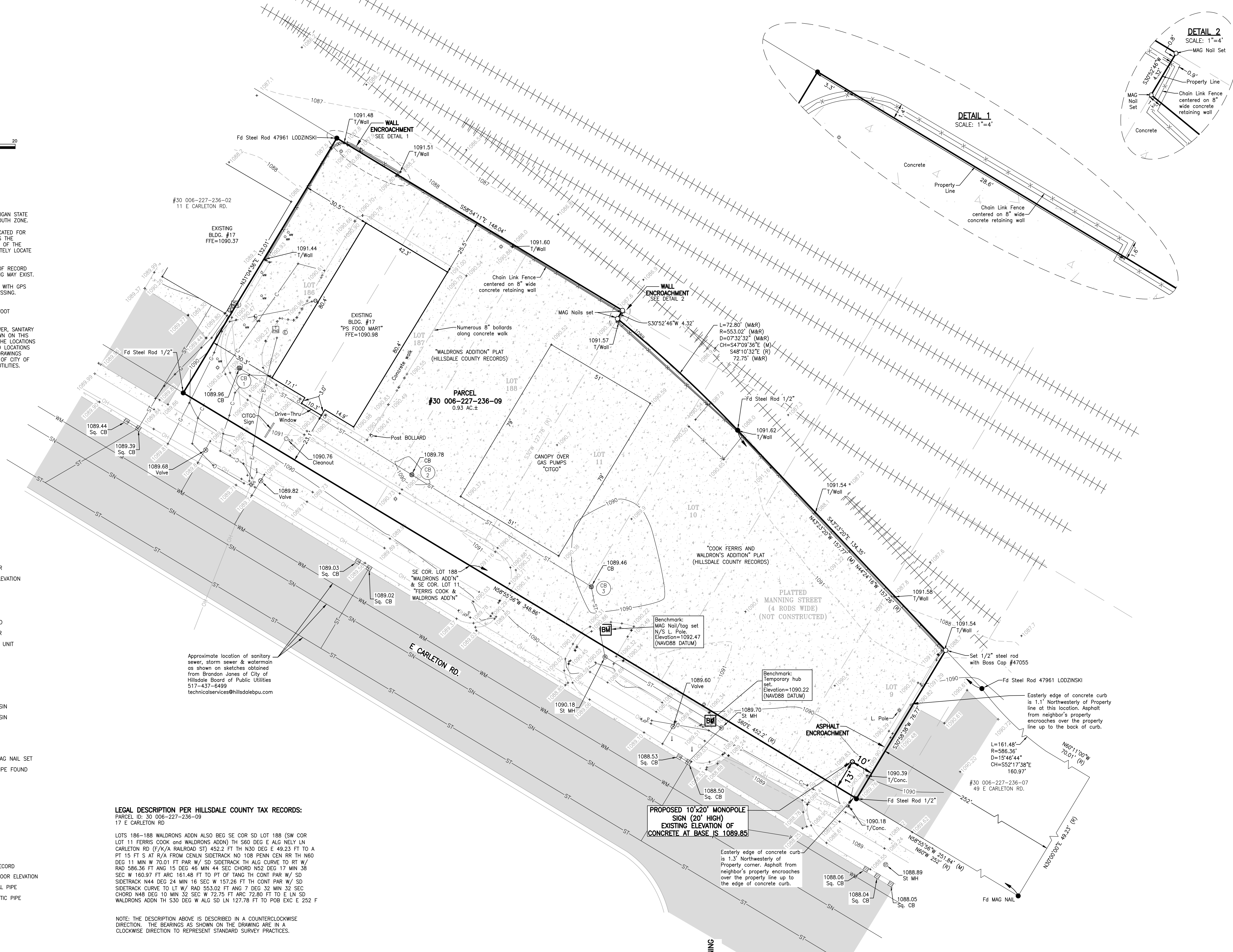
### LEGEND

- 900 EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- BM BENCHMARK
- P POWER POLE
- I GUY WIRE
- TRANSFORMER PAD
- ELECTRICAL METER
- AIR CONDITIONING UNIT
- ★ LIGHT POLE
- MANHOLE
- CLEANOUT
- MONITORING WELL
- ⊙ STORM MANHOLE
- ⊙ STORM CATCH BASIN
- ⊙ STORM CATCH BASIN
- ☎ TELEPHONE RISER
- ⊙ GAS METER
- ☎ CABLE TV RISER
- STEEL ROD OR MAG NAIL SET
- STEEL ROD OR PIPE FOUND
- SN— SANITARY SEWER
- WM— WATER MAIN
- ST— STORM SEWER
- G— GAS MAIN
- E— ELECTRIC
- T— TELEPHONE
- OH— OVERHEAD WIRES
- X— FENCE
- (M&R) MEASURED AND RECORD
- FFE FINISHED FIRST FLOOR ELEVATION
- CMP CORRUGATED METAL PIPE
- CPP CORRUGATED PLASTIC PIPE
- ASPHALT
- CONCRETE

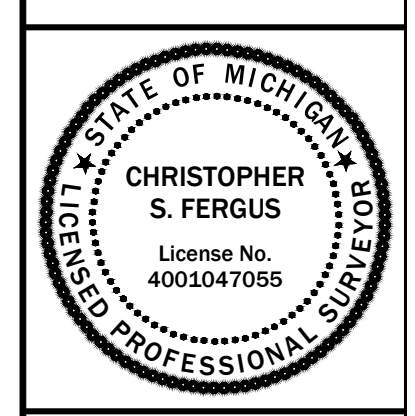
**LEGAL DESCRIPTION PER HILLSDALE COUNTY TAX RECORDS:**  
 PARCEL ID: 30 006-227-236-09  
 17 E CARLETON RD

LOTS 186-188 WALDRONS ADDN ALSO BEG SE COR SD LOT 188 (SW COR LOT 11 FERRIS COOK and WALDRONS ADDN) TH S60 DEG E ALG NELY LN CARLETON RD (7/4/A RAILROAD ST) 452.2 FT TH N30 DEG E 49.23 FT TO A PT 15 FT S AT R/A FROM GENLN SIDETRACK NO 108 PENN CEN RR TH N60 DEG 11 MIN W 70.01 FT PAR W/ SD SIDETRACK TH ALG CURVE TO RT W/ RAD 586.36 FT ANG 15 DEG 46 MIN 44 SEC CHORD N52 DEG 17 MIN 38 SEC W 160.97 FT ARC 161.48 FT TO PT OF TANG TH CONT PAR W/ SD SIDETRACK N44 DEG 24 MIN 16 SEC W 157.26 FT TH CONT PAR W/ SD SIDETRACK CURVE TO LT W/ RAD 553.02 FT ANG 7 DEG 32 MIN 32 SEC CHORD N48 DEG 10 MIN 32 SEC W 72.75 FT ARC 72.80 FT TO E LN SD WALDRONS ADDN TH S30 DEG W ALG SD LN 127.78 FT TO POB EXC E 252 F

NOTE: THE DESCRIPTION ABOVE IS DESCRIBED IN A COUNTERCLOCKWISE DIRECTION. THE BEARINGS AS SHOWN ON THE DRAWING ARE IN A CLOCKWISE DIRECTION TO REPRESENT STANDARD SURVEY PRACTICES.



I, CHRISTOPHER S. FERGUS, a duly Licensed Professional Surveyor in the State of Michigan, do hereby certify that I am the author of this survey and that the same was made by me or under my direct supervision and that I am a duly Licensed Professional Surveyor in the State of Michigan. I am not aware of any other persons who have been or are to be employed by me in the performance of this survey. I am not aware of any other persons who have been or are to be employed by me in the performance of this survey. I am not aware of any other persons who have been or are to be employed by me in the performance of this survey.



**BEBOSS Engineering**  
 Engineers Planners Landscape Architects  
 3121 E. GRAND RIVER AVE.  
 HOWELL, MI. 48843  
 517.546.4836 FAX 517.546.1670

PROJECT: **17 E. CARLTON RD, HILLSDALE, MI**  
 PREPARED FOR: **CROSSROADS DIGITAL OUTDOORS**  
 200 N. WASHINGTON, SUITE 440  
 LANSING, MI 48933  
 517-896-3895  
 TITLE: **BOUNDARY & TOPOGRAPHICAL SURVEY**

NO	BY	DATE	REVISION
1	AEB	1-16-24	ADJUST LOCATION OF PROPOSED SIGN
2	AEB	10-4-23	ADD PROPOSED SIGN LOCATION

DRAWN BY: AEB  
 FIELD CREW: TG/TE  
 CHECKED BY:  
 SCALE: 1" = 20'  
 JOB NO. 23-253  
 DATE 8-30-23  
 SHEET NO. **1 OF 1**



Advertise Here.  
**CROSSROADS**  
DIGITAL outdoor  
517-749-2425

**CROSSROADS**  
DIGITAL outdoor





Advertise Here.  
**CROSSROADS**  
DIGITAL outdoor  
517-749-2425

CITGO

HILLSDALE HOSPITAL  
HOME OXYGEN & MEDICAL EQUIPMENT  
MOBILITY AIDS • CPAP • BIPAP • OXYGEN • ORTHOTICS • NEBULIZER  
517-437-8371

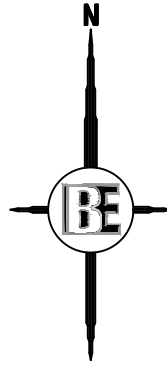
**CROSSROADS**  
DIGITAL outdoor

studio [intrigue] ARCHITECTS

COPYRIGHT © 2022 STUDIO [INTRIGUE] ARCHITECTS LLC.



BOUNDARY & TOPOGRAPHICAL SURVEY



SCALE: 1 INCH = 20 FEET

GENERAL SURVEY NOTES:

- 1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
4. ELEVATIONS WERE ESTABLISHED WITH GPS USING OPUS GPS POST-PROCESSING. (NAVD88 DATUM)
5. CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
6. THE LOCATIONS OF STORM SEWER, SANITARY SEWER & WATERMAIN, AS SHOWN ON THIS DRAWING ARE APPROXIMATE. THE LOCATIONS ARE BASED ON PHYSICAL FIELD LOCATIONS OF STRUCTURES ALONG WITH DRAWINGS SUPPLIED BY BRANDON JAMES OF CITY OF HILLSDALE BOARD OF PUBLIC UTILITIES.

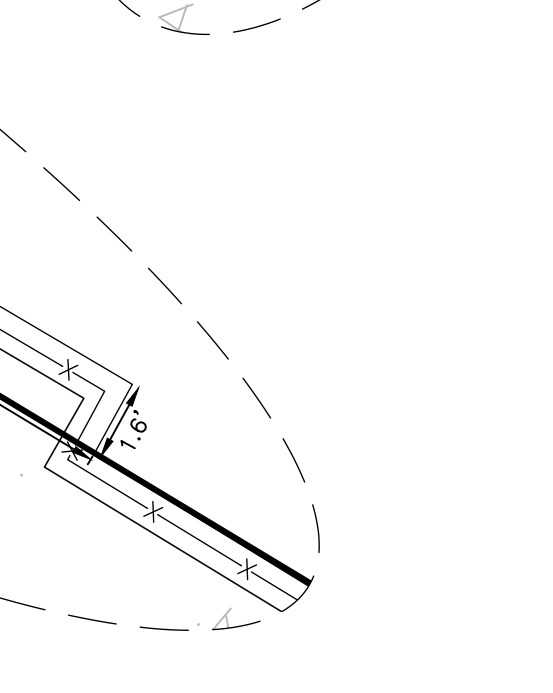
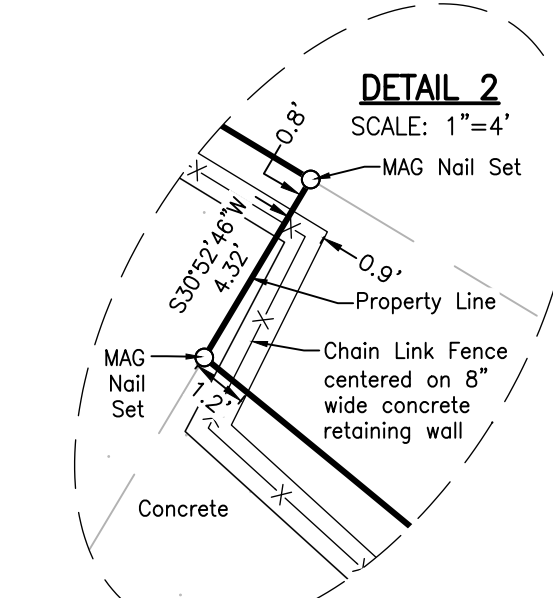
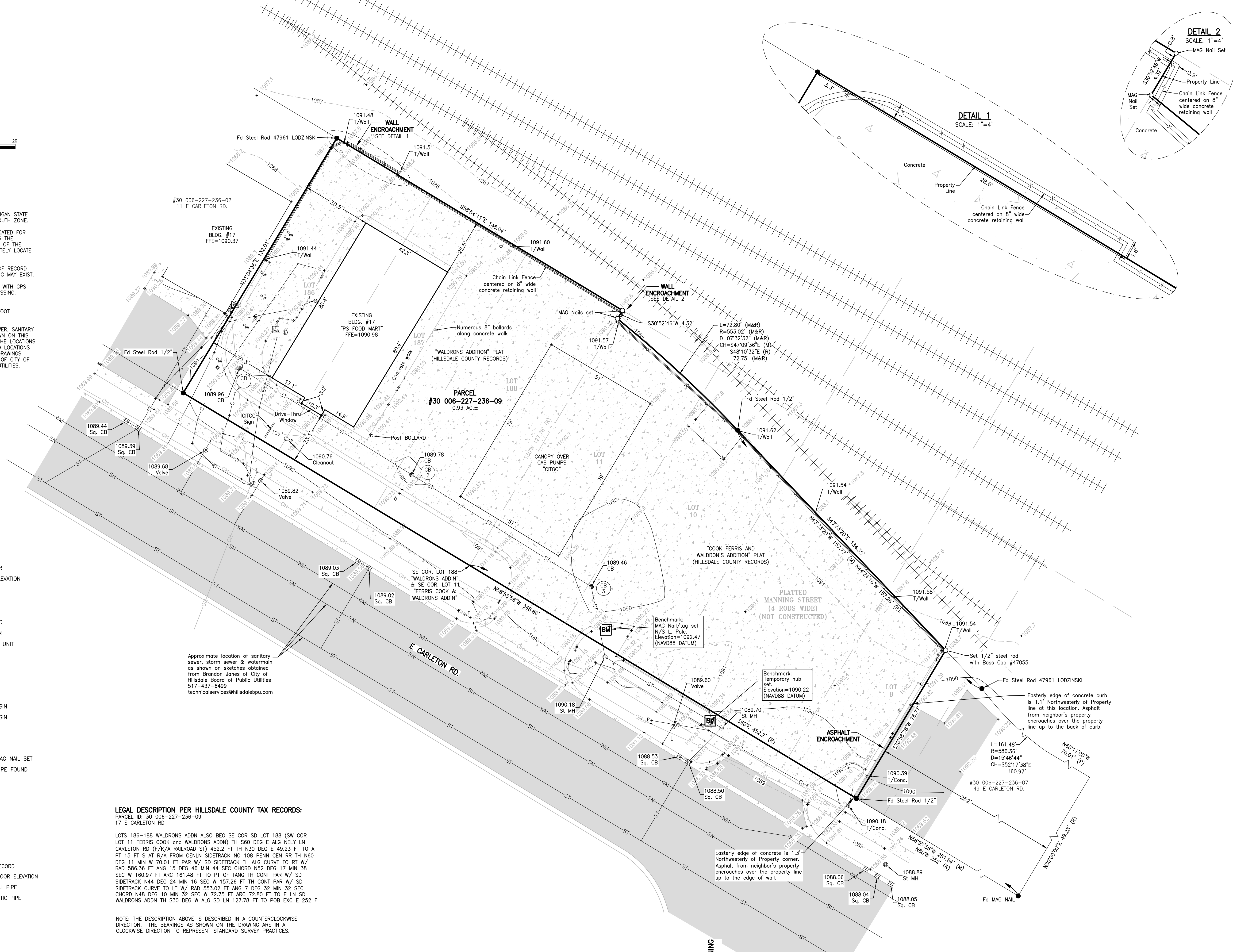
LEGEND

- 900 EXISTING CONTOUR
EXISTING SPOT ELEVATION
BM BENCHMARK
P POWER POLE
I GUY WIRE
Transformer Pad
Electrical Meter
Air Conditioning Unit
Light Pole
Manhole
Cleanout
Monitoring Well
Storm Manhole
Storm Catch Basin
Storm Catch Basin
Telephone Riser
Gas Meter
Cable TV Riser
Steel Rod or Mag Nail Set
Steel Rod or Pipe Found
Sanitary Sewer
Water Main
Storm Sewer
Gas Main
Electric
Telephone
Overhead Wires
Fence
Measured and Record
FFE FINISHED FIRST FLOOR ELEVATION
CMP CORRUGATED METAL PIPE
CPP CORRUGATED PLASTIC PIPE
Asphalt
Concrete

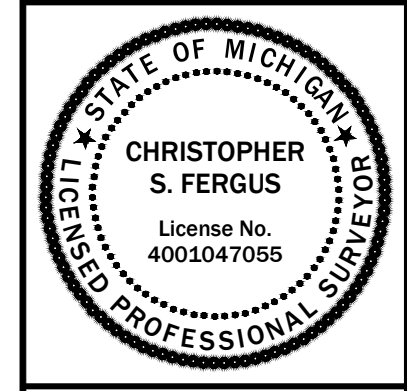
LEGAL DESCRIPTION PER HILLSDALE COUNTY TAX RECORDS:

PARCEL ID: 30 006-227-236-09
17 E CARLETON RD
LOTS 186-188 WALDRONS ADDN ALSO BEG SE COR SD LOT 188 (SW COR LOT 11 FERRIS COOK and WALDRONS ADDN) TH S60 DEG E ALG NLY LN CARLETON RD (F/K/A RAILROAD ST) 452.2 FT TH N30 DEG E 49.23 FT TO A PT 15 FT S AT R/A FROM GENL SIDETRACK NO 108 PENN CEN RR TH N60 DEG 11 MIN W 70.01 FT PAR W/ SD SIDETRACK TH ALG CURVE TO RT W/ RAD 586.36 FT ANG 15 DEG 46 MIN 44 SEC CHORD N52 DEG 17 MIN 38 SEC W 160.97 FT ARC 161.48 FT TO PT OF TANG TH CONT PAR W/ SD SIDETRACK N44 DEG 24 MIN 16 SEC W 157.26 FT TH CONT PAR W/ SD SIDETRACK CURVE TO LT W/ RAD 553.02 FT ANG 7 DEG 32 MIN 32 SEC CHORD N48 DEG 10 MIN 32 SEC W 72.75 FT ARC 72.80 FT TO E LN SD WALDRONS ADDN TH S30 DEG W ALG SD LN 127.78 FT TO POB EXC E 252 F

NOTE: THE DESCRIPTION ABOVE IS DESCRIBED IN A COUNTERCLOCKWISE DIRECTION. THE BEARINGS AS SHOWN ON THE DRAWING ARE IN A CLOCKWISE DIRECTION TO REPRESENT STANDARD SURVEY PRACTICES.



BEFORE ANY CONSTRUCTION OR REMEDIATION WORK IS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND DEPTH OF ALL UTILITIES TO BE DELETED OR REMOVED AS SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND DEPTH OF ALL UTILITIES TO BE DELETED OR REMOVED AS SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND DEPTH OF ALL UTILITIES TO BE DELETED OR REMOVED AS SHOWN ON THESE DRAWINGS.



BEBOSS Engineering
Engineers Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI 48843
517.546.4836 FAX 517.548.1670

PROJECT: 17 E. CARLTON RD, HILLSDALE, MI
PREPARED FOR: CROSSROADS DIGITAL OUTDOORS
200 N. WASHINGTON, SUITE 440
LANSING, MI 48933
517-896-3895
TITLE: BOUNDARY & TOPOGRAPHICAL SURVEY

Table with columns for NO, BY, DATE, REVISION, and DRAWN BY. Includes fields for DRAWN BY: AEB, FIELD CREW: TG/TE, CHECKED BY: SCALE: 1" = 20', JOB NO. 23-253, DATE 8-30-23, SHEET NO. 1 OF 1.



# BOUNDARY & TOPOGRAPHICAL SURVEY

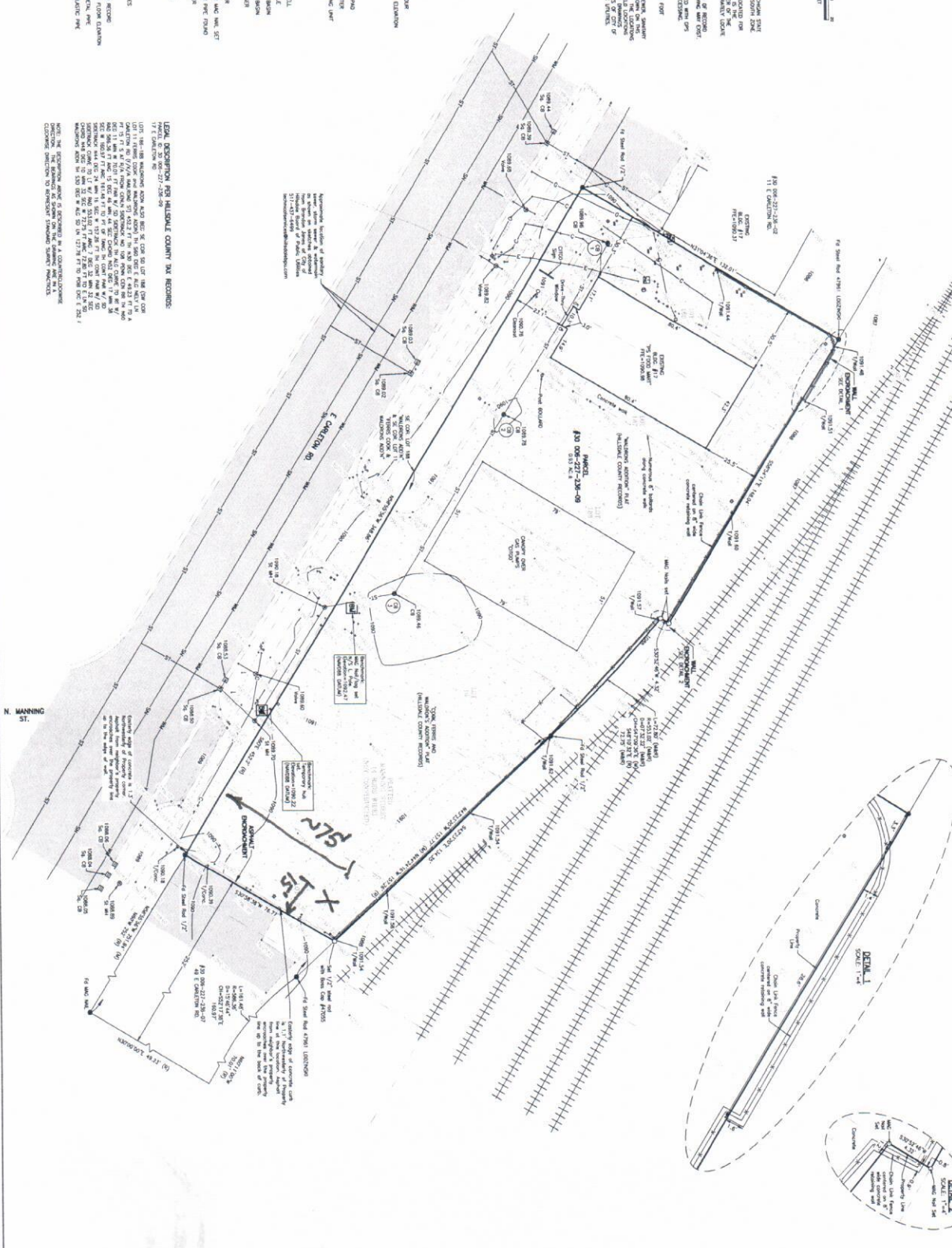


SCALE: 1" = 20'

### GENERAL SURVEY NOTES:

1. EXISTING POINTS SHOWN BY THIS SURVEY ARE BASED ON LOCAL STATE PLANNED COMMUNITY SYSTEMS DATA.
2. THIS SURVEY WAS CONDUCTED IN THE PRESENCE OF ALL UTILITIES AND RECORDS. UTILITIES LOCATED BY THIS SURVEY ARE SHOWN AS DOTTED LINES AND IDENTIFIED BY NUMBER.
3. UTILITIES IDENTIFIED BY THIS SURVEY ARE NOT SHOWN ON THE PLAN.
4. EXISTING POINTS ARE IDENTIFIED BY NUMBER AND SHOWN AS CIRCLES.
5. CHANGES AND SETBACKS AT 1 FOOT.
6. THE LOCATION OF STORM SEWER, SANITARY SEWER, GAS, WATER, AND CABLE TELEVISION LINES ARE SHOWN AS DOTTED LINES AND IDENTIFIED BY NUMBER.
7. THE LOCATION OF ALL UTILITIES ARE SHOWN AS DOTTED LINES AND IDENTIFIED BY NUMBER.

(Symbol)	DESCRIPTION
(Square)	EXISTING POINT ELEVATION
(Circle)	POINT MARKER
(Triangle)	STATION MARK
(Square)	CONCRETE
(Circle)	CEMENT
(Circle)	STAINLESS STEEL
(Circle)	ALUMINUM
(Circle)	IRON
(Circle)	STEEL
(Circle)	WOOD
(Circle)	BRICK
(Circle)	CONCRETE
(Circle)	CEMENT

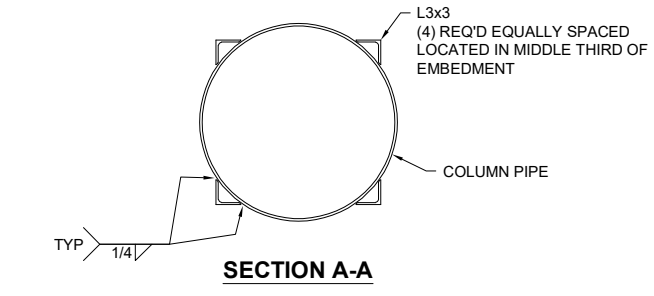
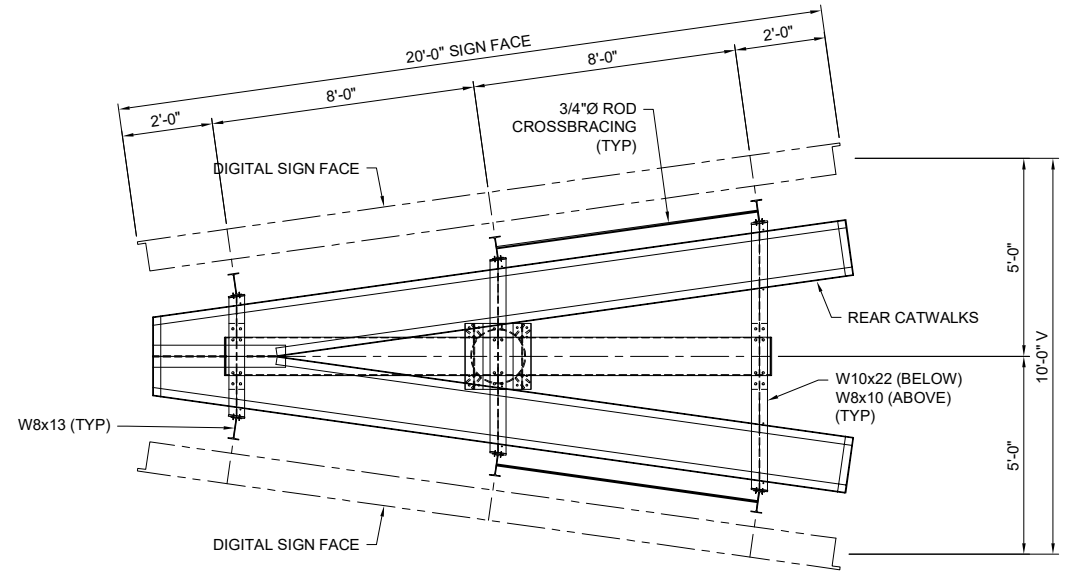
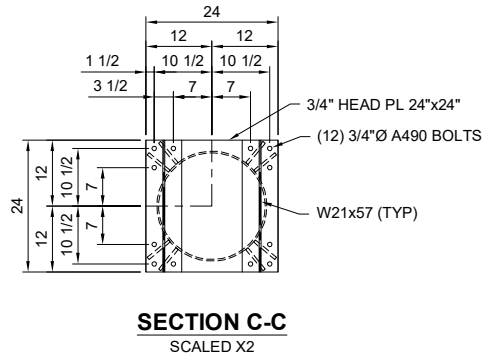
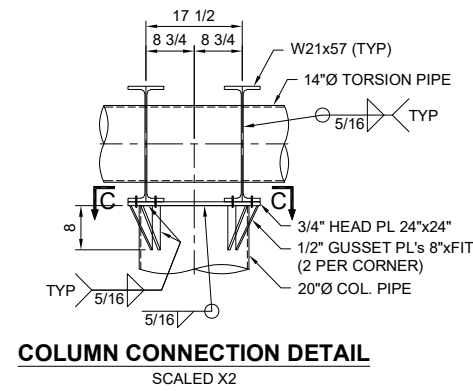
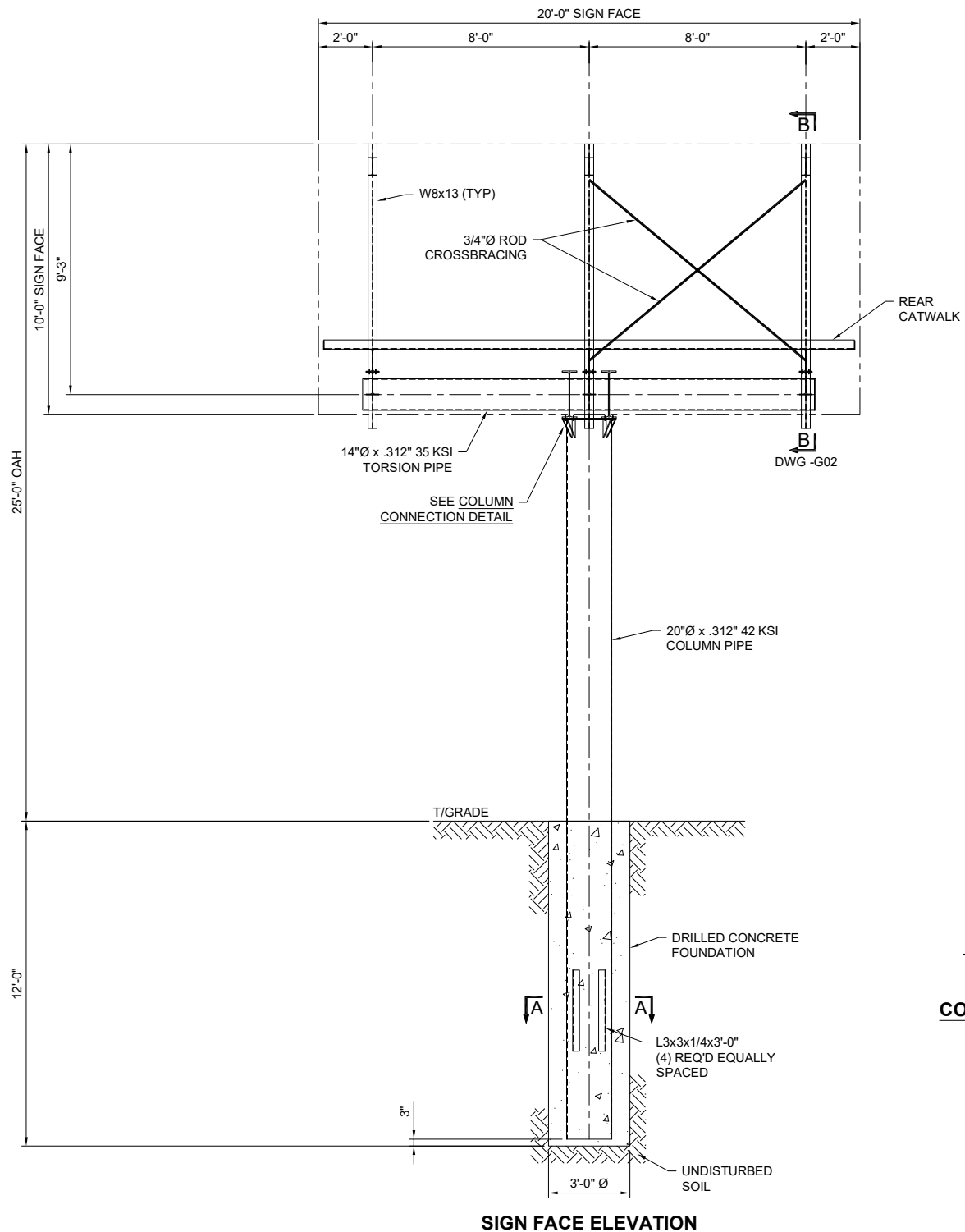


**LEGAL DESCRIPTION PER HILLSDALE COUNTY TAX RECORDS:**  
L-185-04 (2nd PLY)  
L-185-04 (1st PLY)  
L-185-04 (3rd PLY)  
L-185-04 (4th PLY)  
L-185-04 (5th PLY)  
L-185-04 (6th PLY)  
L-185-04 (7th PLY)  
L-185-04 (8th PLY)  
L-185-04 (9th PLY)  
L-185-04 (10th PLY)  
L-185-04 (11th PLY)  
L-185-04 (12th PLY)  
L-185-04 (13th PLY)  
L-185-04 (14th PLY)  
L-185-04 (15th PLY)  
L-185-04 (16th PLY)  
L-185-04 (17th PLY)  
L-185-04 (18th PLY)  
L-185-04 (19th PLY)  
L-185-04 (20th PLY)

PROJECT: <b>17 E. CARLTON RD, HILLSDALE, MI</b>		ENGINEERS SURVEYORS PLANNERS LANDSCAPE ARCHITECTS 3121 E. GRAND RIVER AVE. HOWELL, MI 48843 517.546.4836 FAX 517.548.1670
PREPARED FOR: <b>CROSSROADS DIGITAL OUTDOORS</b>		
200 N. WASHINGTON, SUITE 440 LANSING, MI 48933 517-896-3895		
TITLE: <b>BOUNDARY &amp; TOPOGRAPHICAL SURVEY</b>		
DATE: _____		

SCALE: 1" = 20'	CHECKED BY: _____
DATE: 8-30-23	DATE: _____
JOB NO. 23-253	DATE: _____
DRAWN BY: _____	DATE: _____
DATE: 8-30-23	DATE: _____

1 OF 13



**SIGN FACE ELEVATION**

**COLUMN CONNECTION DETAIL**  
SCALED X2

**SECTION C-C**  
SCALED X2

**PLAN VIEW**

**ALL STEEL**  
STRUCTURES, INC.

16301 S. Vincennes - South Holland, IL 60473-2017  
1-800-621-1759

Job No. Prelim. Date: 02/14/24

10'-0" x 20'-0"  
CM, 10' V, 25' OAH

GENERAL ARRANGEMENT  
ENGINEERING DWG. #. NA

REVISION 0 - 02/14/24

DRAWING No. 1020.CM.10V.Pre-G01

CUSTOMER BRIAN ENGLISH

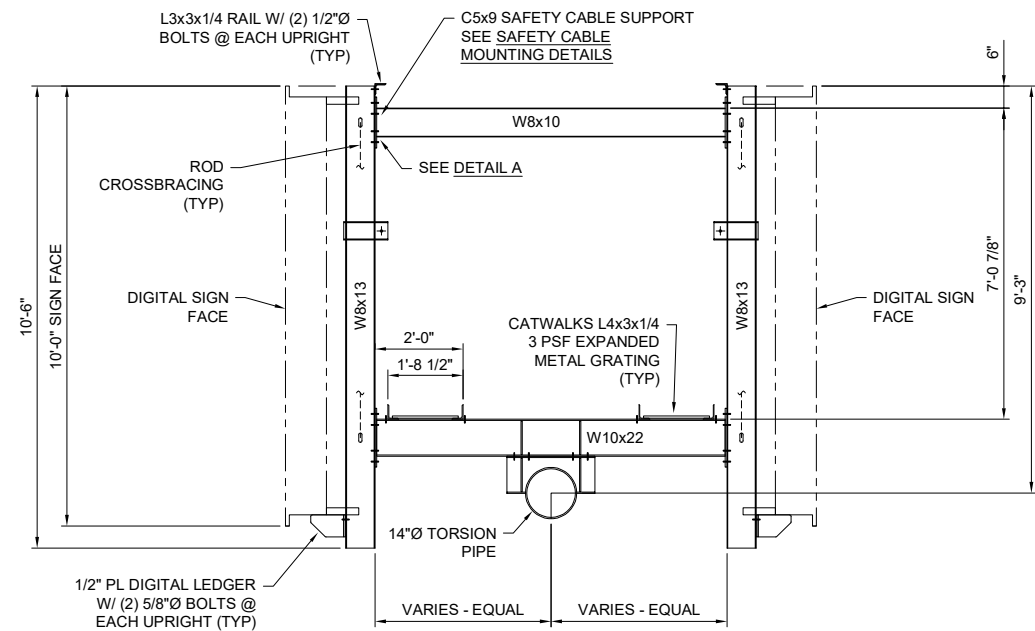
LOCATION 17 E CARLTON

HILLSDALE, MI

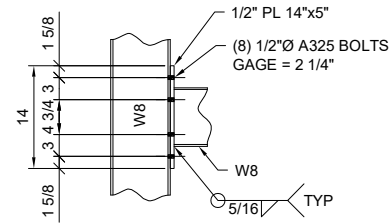
ENG. NA CAD MR

DATE NA

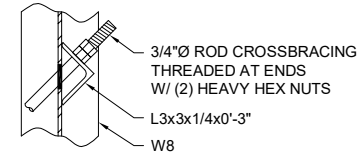
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**



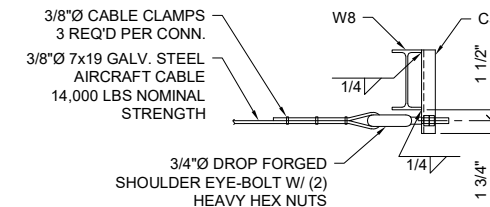
**SECTION B-B**  
TYPICAL FRAME  
DWG -G01



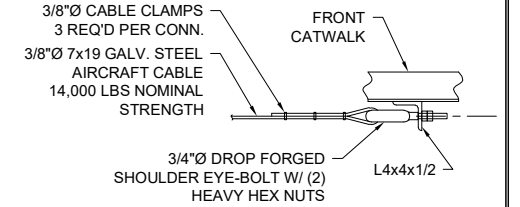
**DETAIL A**



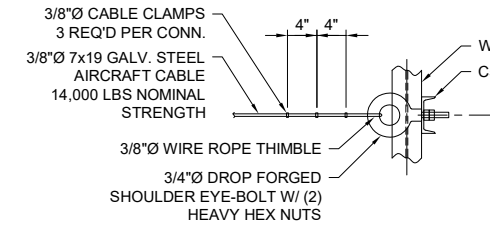
**CROSSBRACING DETAIL**



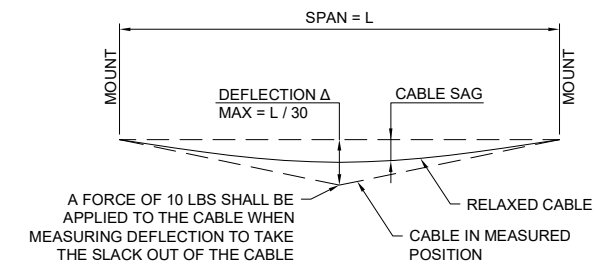
**REAR SAFETY CABLE MOUNTING DETAIL**  
TOP VIEW



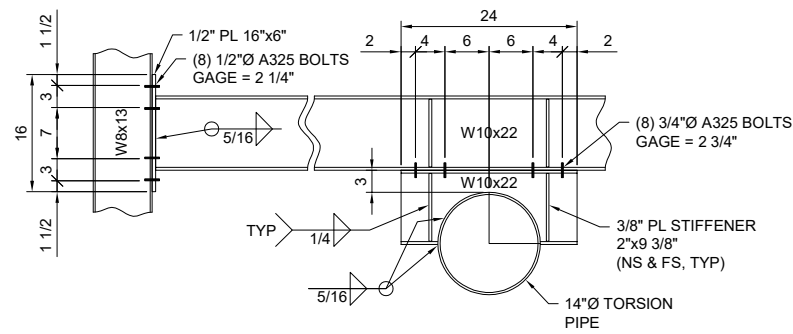
**FRONT SAFETY CABLE MOUNTING DETAIL**  
TOP VIEW



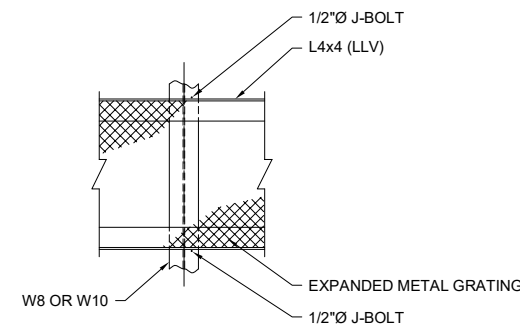
**REAR SAFETY CABLE MOUNTING DETAIL**  
SIDE VIEW



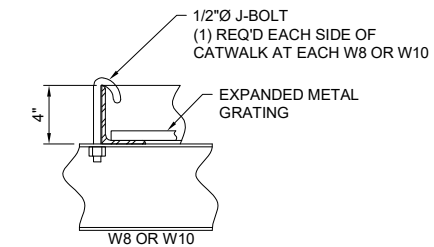
**SAFETY CABLE INSTALLATION CRITERIA**  
FOR L = 16'-4" -- Δ = 6 9/16"



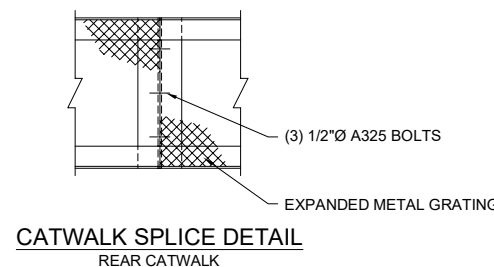
**FRAME MOUNTING DETAIL**  
REAR CATWALK NOT SHOWN  
SCALED X2



**CATWALK DETAIL**  
REAR CATWALK



**CATWALK MOUNTING DETAIL**  
REAR CATWALK



**CATWALK SPLICE DETAIL**  
REAR CATWALK

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

**ALL STEEL STRUCTURES, INC.**

16301 S. Vincennes - South Holland, IL 60473-2017  
1-800-621-1759

Job No. Prelim. Date: 02/14/24

**10'-0" x 20'-0"**  
**CM, 10' V, 25' OAH**

GENERAL ARRANGEMENT  
ENGINEERING DWG. #: NA

REVISION 0 - 02/14/24  
DRAWING No 1020.CM.10V.Pre-G02

CUSTOMER BRIAN ENGLISH

LOCATION 17 E CARLTON

HILLSDALE, MI

ENG. NA CAD MR

DATE NA



ALAN C. BEEKER  
Zoning Administrator  
97 North Broad Street  
Hillsdale, Michigan 49242  
(517) 437-6449 FAX: (517) 437-6450

## Staff Report VV2024-0001

### Description

On February 12, 2024, the applicant, Digital One, LLC; Brian English, on behalf of Convenience King Group, Inc. owner of 17 E Carleton St., submitted plans to the Planning Office to construct a 200 s.f., 25'-0" high billboard sign near the east property line. The plans had been reviewed preliminarily and it was determined that locating the billboard according to the required setbacks and height would eliminate too many parking spaces in the lot. The Zoning Administrator indicated that if the plans were submitted without meeting the ordinance required limits, the plan would be denied.

The plans were submitted on February 12, 2024 along with the variance request. Sign permit PS2024-002 was denied due to not meeting the required setback and overall height requirements. The submitted appeal request, VV24-0001, was opened on February 14, 2024. The Zoning Board of Appeals meeting date to hear the appeal has been set for March 13, 2024.

The appeal requests that the setback, 30'-0" from all property lines, be reduced to 10'-0" from the east property line and 15'-0" from the south property line. It also requests an increase in height from 20'-0" overall height to 25'-0" overall height.

### Relevant Zoning Ordinance

#### Sec. 26-31. All zoning districts.

The following sign regulations are applicable to all zoning districts:

- (1) Portable and temporary signs are prohibited, except as otherwise provided elsewhere in this chapter.
- (2) All signs shall not be placed in the right-of-way in any zoning district, unless otherwise provided elsewhere in this chapter.
- (3) All signs shall be prohibited from the sight clearance triangle.
- (4) Billboards shall be prohibited from all districts, except the general business (B-3) district. Billboards may not exceed 200 square feet in area, or 20 feet in height. Billboards must be set back 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 building department along with a landscaping plan.

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

#### Sec. 36-6. - Definitions.

*General terms defined.* For the purposes of this chapter, certain terms or words used in this chapter shall be interpreted as follows: "Person" includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual. The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular; "shall" is mandatory, and the word "may" is permissive; "used" or "occupied" include the words "intended," "designed," or "arranged to be used or occupied"; "building" includes the



word "structure," and the word "dwelling" includes the word "residence"; the word "lot" includes the words "plot" or "parcel."

*Sign* means a sign as defined in [section 26-2](#).

*Sign, accessory*, means a sign which is accessory to the principal use of the premises.

*Sign, non-accessory*, means a sign which is not accessory to the principal use of the premises.

**Sec. 26-2. - Definitions.**

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*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.

**Variance: The applicant is requesting a variance to reduce the required setbacks and increase the overall height of a billboard sign on parcel 006-227-236-09 located at 17 E. Carleton St.**

**Staff Recommendation:**

Variance: Property setbacks, seeking 15'-0" off south property line and 10'-0" off east property line, 30'-0" setback required off all property lines. Sign height, seeking 25'-0" overall height, 20'-0" overall height is limit. Staff recommends that the Zoning Board of Appeals deny the variance request.