

NOTICE OF PUBLIC HEARING

HERITAGE DESIGN REVIEW BOARD (SARB) City of Zeeland, Michigan

TAKE NOTICE that the Shopping Area Redevelopment Board (SARB) that serves as the Heritage Design Review Board, and whose chambers are located at Zeeland City Hall, 21 South Elm Street, Zeeland, Michigan and whose telephone number is (616) 772-6400 will hold a public hearing on the following date, time and location:

May 22, 2025 9:00 am

at

ZEELAND CITY HALL
2nd Floor Red Conference Room

for the purpose of reviewing the Application of:

Ranae Hoogstra

132 E Main Avenue

Zeeland, MI 49464

Install a 24" x 24" flag mount sign in front and in the rear of the building.

Information regarding the public hearing may be reviewed in the Clerk's Office from 8:30 a.m. to 4:30 p.m. on any day not a holiday from Monday through Friday.

PAMELA HOLMES
CITY CLERK

DATED: May 12, 2025

The City of Zeeland will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing with a need for an accommodation being provided upon a notice to the City of Zeeland by the Monday preceding the meeting by 5:00 p.m. With advance notice of seven calendar days, the City will provide interpreter services at public meetings, including language translation. Individuals requiring auxiliary aids or services should contact the City of Zeeland by writing or calling the City Clerk's office (616) 772-6400 ext 3.

Zeeland City Heritage Design Review Board
CERTIFICATE OF MAILING

I hereby certify that I mailed by first-class mail, a Notice of Public Hearing, for the purpose of reviewing the Application for the project listed below to the Applicant, Adjacent Property Owners, and Occupants. A copy of said Notice is attached to this certificate.

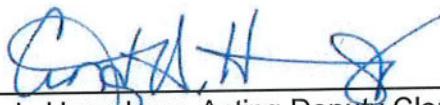
Application of: Ranae Hoogstra

Business Name: 132 E Main Avenue

Address: Zeeland, MI 49464

Hearing Date: May 22, 2025

Notice Sent On: May 12, 2025



Cindy Humphrey, Acting Deputy Clerk
City Clerk's Office
City of Zeeland, Michigan

132 E MAIN AVENUE
PUBLIC HEARING NOTICE

DONKERSLOOT JAMES-SARA
PO BOX 230
(132 E MAIN AVE)
ZEELAND MI 49464-1736

K& H HOLDINGS LLS
132 E MAIN AVE STE A
ZEELAND MI 49464

FRANKS RESTAURANT
134 E MAIN AVENUE
ZEELAND MI 49464

ZEELAND BAKERY
130 E MAIN AVE
ZEELAND MI 49464

OCCUPANT
130 1/2 E MAIN AVE
ZEELAND MI 49464

RANAE HOOGSTRA
132 E MAIN AVENUE
ZEELAND, MI 49464

CITY OF ZEELAND, MICHIGAN

Pamela Holmes

City Hall
21 South Elm Street
Zeeland, Michigan 49464

City Clerk
Phone 616-772-6400 x1200
Fax 616-772-5352
www.cityofzeeland.com

SARB
SHOPPING AREA REDEVELOPMENT BOARD
HERITAGE DESIGN BOARD
NOTIFICATION OF ACTION

DATE: May 22, 2025

APPLICANT: Ranae Hoogstra
132 E Main Avenue
Zeeland, MI 49464

REQUESTED ACTION:

The SARB Heritage Design Board met and reviewed the application filed by the above for the purpose of taking action on the following request:

Install a 24" x 24" flag mount sign in front and in the rear of the building.

The SARB Heritage Design Board voted, and the following action was taken on the request:

- Approved as presented**
- Approved as follows**

- Recommended to City Council for approval**
- Not approved**
- Tabled**

A copy of the minutes of the applicable meeting will be available within 5 days of said meeting at the City Clerk's office. Should you have any questions, please feel free to call Cindy Humphrey, at (616) 772-6400 x 1200.

cc Applicant / Owner
 Building Official's Office

Clerk's Office
MAY - 9 2025

City of Zeeland

APR 07 2025

Heritage District Application

Received

1. Applicant Information

Name RANAE HOOGSTRA
Business INTEGRITY CABINETRY
Address 132 E. MAIN ST.
Telephone 616-748-0991 FAX _____
E-Mail IC.RANAE@YAHOO.COM

2. Project Information

Building Location 132 E. MAIN ST., ZEELAND, MI 49464
Owner of Record _____
If Leased: Lease Expires _____ Renewal Term _____

3. Project Description

Please describe in detail the proposed scope of work, use additional sheets if necessary.
Provide a thorough narrative of what you wish to accomplish on the exterior of the building. To aid in your narrative, we have attached the Heritage District Design Guidelines. (You may obtain a copy of the rendering from the Building Department). The narrative should attempt to address each subsection of the Heritage Guidelines. If your project will differ from the Heritage Guidelines and/or Visbeen drawing, please state why you feel it is appropriate to do so. Furthermore, if there was a rendering of your building completed by Visbeen and Associates (please check with the Building Department) we suggest that you refer to the rendering for additional façade improvement concepts.

THE PROPOSED SIGNS ARE A DOUBLE SIDED ACM
NON-LIT FLAG MOUNT SIGN WITH A DIGITAL
PRINT, THE SIGN IS SQUARE MEASURING 24" X 24"
MOUNTED WITH A BLACK FLAG MOUNTED BRACKET,
THE BOTTOM OF THE SIGN WILL BE MOUNTED ON
THE BUILDING 96" ABOVE GROUND LEVEL.
PLEASE SEE THE ATTACH DOCUMENT (PROOF).

NOTE: Approval from the Heritage Review Board does not negate the need to obtain Building Department approval if the project scope requires a building permit.

4. Application Attachments

- A picture or diagram accurately reflecting the completed project must be attached to this Heritage District Application
- If additional sheets were necessary for the narrative, they are attached to this Heritage District Application.

5. Application Checklist

Please check the box if you have complied.

- The narrative of this project accurately reflects the scope of it.
- The picture and/or diagram accurately reflect the scope of it.
- I have reviewed the Heritage District Design Approval Guidelines.
- I have reviewed the information on Building Permits if applicable to this project.
- I have reviewed the information on low-interest loans if applicable to this project.

6. Applicant Signature

I/We certify that all the information set forth in this application is a true representation of the facts pertaining to the subject property. I understand and acknowledge that any willful misrepresentation of the information contained in this application could result in the disapproval of the Heritage Review Board, which would result in loss of grant and/or low interest loan opportunities. The applicant further certified that he/she has read and understands all of the appropriate guidelines.

Applicant:

John F. Martin

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4/3/25

Printed Name:

Figure 6 MARTIN

FIGURE Nieuw-Holland

NOTE: Approval from the Heritage Review Board does not negate the need to obtain Building Department approval if the project scope requires a building permit.

CONTACT: Glenn Martin
PROJECT: 55487 - Integrity Cabinetry

PERMIT

 **SignNow**
24/7
Beyond Expectations. 616-392-1159
800-379-7433
616-392-6063 Fax

616-392-1159

800-379-7433

616-392-6063 Fax

REPRESENTATION OF EXTERIOR WALL

MOUNTED TO EXTERIOR WALL WITH
ALUMINUM FLAGMOUNT BRACKET



24.00"

24.00"

SIZE: 24" w x 24" h

FONT(S): Logo

QTY: 1

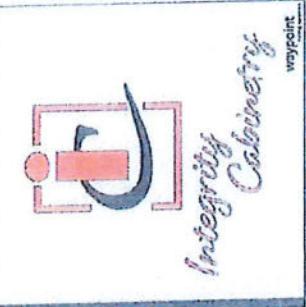
SIDES: 2

COLORS:

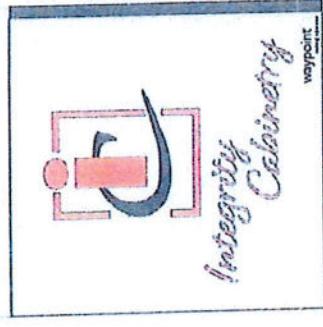
- White
- Closest match to
BM 2013-20 Orange Nectar
- Black

MATERIAL:
ACM - 6MM

96.00"
FROM GROUND
TO BOTTOM OF SIGN



SIDE: B



SIDE: R

24.00"

24.00"

SIZE: 24" w x 24" h

FONT(S): Logo

QTY: 1

SIDES: 2

COLORS:

- White
- Closest match to
BM 2013-20 Orange Nectar
- Black

DESCRIPTION:
Digitally printed cast cut
vinyl applied to 6mm ACM

MOUNTING:
ASB14-24MB matte black
Flagmount bracket.

One sign installed on
building front on Main St.
and one sign installed on
rear of building near
parking area.

8FT CLEARANCE BETWEEN
GROUND AND BOTTOM
EDGE OF SIGN.

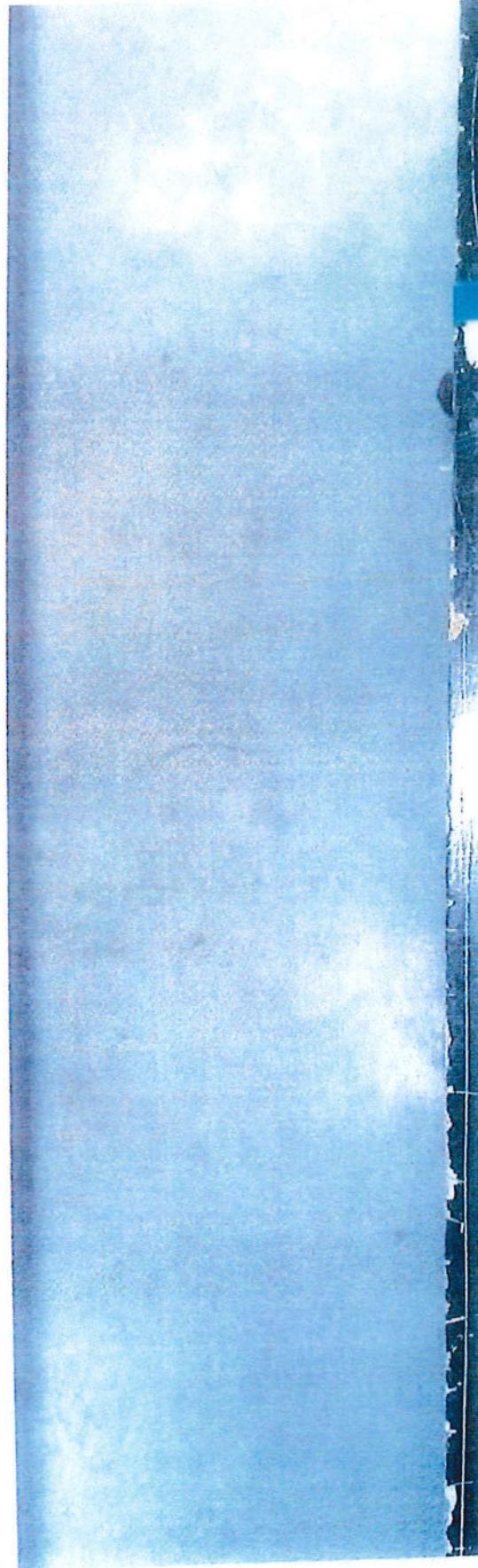


LOCATION B:
REAR OF BLDG NEAR PARKING



LOCATION A:
FRONT OF BLDG ON MAIN ST.

132 E. MAIN ST., ZEELAND, MI 49464



Plan Review Approval Form for Permits

JOB DESC: 24" X 24" FLAG MOUNT EXTERIOR BUILDING SIGN (SEE ATTACHED). ONE SIGN INSTALLED ON BUILDING FRONT ON MAIN ST, AND ONE SIGN INSTALLED ON REAR OF BUILDING NEAR PARKING AREA.

RETURN BY:APRIL 7TH, 2025

(B) _____ (E) _____ (M) _____ (P) _____ (Fire Dept) _____ Zoning Site Plan _____

Rev. # _____

Permit # PB250023 Location 132 E MAIN Date Sent 03/31/2025

Contractor: SIGNS NOW Property Owner: K & H HOLDINGS LLC

Please review and approve or disapprove this request by the date stated above.

*Problems that need to be address prior to issuing the permit (PLEASE NUMBER):

- o Document that 8' of clear space is provided between ground and bottom edge of sign
- o SARB Approval required

**Concerns that need to be made known to the owner but will not stop the project:

IS THIS PART OF A PROJECT? YES _____ NO _____ OTHER PERMITS REQ. B- _____ E- _____ M- _____ P- _____
IS A SITE PLAN REQUIRED: YES _____ NO _____

**APPROVED if the above noted items are addressed

*DISAPPROVED until the above changes are made

APPROVED as is

✓

VALUE GIVEN: \$1,200.00

VALUE APPROVED? _____

USE GROUP: _____

CONSTRUCTION TYPE: _____

OCCUPANT LOAD: _____


SIGNATURE

DATE

INSPECTIONS REQUIRED:

- FOOTING-PRE POUR
- WALL FORMS
- FOUNDATION WATER PROOFING
- VAPOR BARRIER-UNDER SLAB
- ICE & WATER SHIELD
- HOUSE WRAP
- ROUGH-IN
- INSULATION
- FINAL



BUILDING PERMIT APPLICATION
City of Zeeland

Community Development Department
21 S ELM ST - ZEELAND, MI 49464
Phone 616-772-0872 - Fax 616-772-0880
buildinginspector@cityofzeeland.com
www.cityofzeeland.com

Date: _____ Project: _____ Permit #: _____

The City of Zeeland will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, handicap or political beliefs.

1. JOB LOCATION

Job Address 132 E. Main St.	Has a plan review been completed for this project? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Required		
Name of Owner/Agent Ranae Hoogstra	Owner/Agent Phone (616) 748-0991		
Address 132 E. Main St.	City Zeeland	State MI	Zip 49464
Email ic.ranae@yahoo.com			

2. CONTRACTOR/OWNER INFORMATION

<input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Homeowner	Name Signs Now - Holland	License No	
Address 832 Productions PL	City Holland	State MI	Zip 49423
Phone 616-392-1159	Email gmartin@signsnnowholland.com		

3. ARCHITECT OR ENGINEER

Name [Company or Contact]	Phone		
Address	City	State	Zip
Email			

4. TYPE OF PROJECT

Class of work (check all that apply)	If this address is located in Shopping Area Redevelopment Board district, does this project require SARB approval? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<input type="checkbox"/> New Building <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Repair			
<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other			

Description of work
24" x 24" flag mount exterior building sign (see attached proof). One sign installed on building front on Main St. and one sign installed on rear of building near parking area.

5. PROJECT VALUE

State the total value of the improvement including excavation, building, plumbing, electrical, mechanical, and architectural costs [subject to Building Official approval]	Job Value \$ 1200	Building Official Approval
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NO WORK IS TO START PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT

- o 4 sets of stamped plans and a pdf file must be submitted for commercial/industrial projects
- o 2 sets of plans must be submitted for residential projects.
- o Separate permits are required for Electrical, Mechanical and Plumbing work
- o Project started without a permit may be subject to investigation fees

6. APPLICANT SIGNATURE

I HEREBY CERTIFY THAT 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, AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF MICHIGAN. ALL INFORMATION SUBMITTED ON THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subjected to civil fines.

SIGNATURE OF APPLICANT:

Date: 3/28/2025

APPLICANT NAME:

Ashley Lemin

7. BUILDING PERMIT FEE SCHEDULE

Base Building Permit Fee: \$50.00

- + A \$5.00 additional Building Permit Fee for each \$1,000 in project value up to \$500,000 in project value
- + A \$4.00 additional Building Permit Fee for each \$1,000 in project value over \$500,000 in project value

Note: The project value is the total value of the improvement, including excavation, building, plumbing, electrical, mechanical, and architectural costs

Commercial/Industrial/Public Facility Projects only: + Plan Review Fee which is 65% of the total Building Permit Fee,

If the building permit application and plans are submitted without payment, the application will be placed on hold. Upon receipt of the payment, the building permit will be processed.

When to Call for an Inspection

Call the inspector's telephone number listed on the building permit at least two (2) days prior to the time an inspection is needed. A minimum of three (3) inspections are required on most structures. It is the permit holder's responsibility to call for inspections, prior to any construction being covered/conceded.

Foundation Inspection

An inspection is to be made before the placement of the footings. The building inspector may want to perform a wall, waterproofing, and drain tile inspection prior to backfill.

Rough Inspection

The rough inspection is to be made after the roof, all framing, fire stopping, and bracing are in place, and the electrical, mechanical, and plumbing rough inspections are completed and approved and before the insulation is installed.

Final Inspection

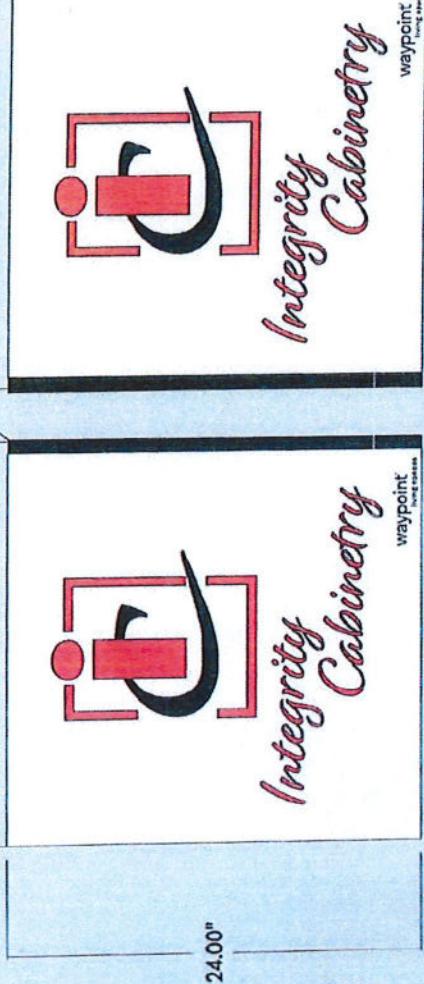
The final inspection is to be made upon completion of the building or structure and before occupancy occurs.

PERMIT

CONTACT: Glenn Martin
PROJECT: 55487 - Integrity Cabinetry

Holliand
Beyond Expectation.
616-392-1159
800-379-7433
616-392-6063 Fax

24.00" ——————
24.00" Black
Flag Mount Bracket



DATE: 3.28.25
REV#: 0
DESIGNER: F. Last

SIZE: 24" w x 24" h

FONT(S): Logo

QTY: 1

SIDES: 2

COLORS:

White

Closest match to
BM 2013-20 Orange Nectar

Black

MATERIAL:
ACM - 6MM

DESCRIPTION:
Digitally printed cast cut
vinyl applied to 6mm ACM

MOUNTING:
ASB14-24MB matte black
flagmount bracket.

One sign installed on
building front on Main St.
and one sign installed on
rear of building near
parking area.



LOCATION A:
FRONT OF BLDG ON MAIN ST.

LOCATION B:
REAR OF BLDG NEAR PARKING

132 E. MAIN ST., ZEELAND, MI 49464

MEMORANDUM OF MEETING
Shopping Area Redevelopment Board (SARB)
Thursday, May 22, 2025 at 9:00 am

PRESENT: Board members, Barnes, VanHoven, Dick,
Mayor Klynstra

ABSENT: Vos

Staff: Marketing Director deRoo

Guest: Ranae Hoogstra

The meeting was opened at 9:00 a.m. by Mayor Klynstra.

1. PUBLIC HEARING OF THE HERITAGE DESIGN REVIEW BOARD (SARB) FOR 132 E. MAIN

Mayor Klynstra opened the public hearing at 9:02 a.m.

Ranae Hoogstra filed an application to install business signage on the north side (front) of the Integrity Cabinetry storefront, located at 132 E. Main. This application is for a 24"x24" flag mount (projecting) sign.

The application also requests to install an identical sign on the rear/side wall of the adjacent property owner's building, as a way to provide directional attention to customers who may wish to access Integrity Cabinetry from the rear. Ms. Hoogstra stated that she first approached Donkersloot Law Office and her request was not approved. She has now approached Zeeland Bakery for consideration to attach the sign to their building; Hoogstra is awaiting a response from the property owner.

VanHoven expressed that he feels a flat sign above the rear entrance of the building would be a more effective form of wayfinding and better exposure for the business, it would also eliminate the need to mount a sign on a neighboring building. Hoogstra commented that that would be the alternative if the request is not approved to mount the projecting sign on the Zeeland Bakery wall.

Mayor Klynstra closed the public hearing at 9:27 a.m.

A motion was made by Barnes and supported by VanHoven to approve the 24"x24" flag mounted sign on the north (front) of Integrity Cabinetry at 132 E. Main, as presented. All present voting aye, Motion Carried.

A motion was made by Barnes and supported by VanHoven to approve the 24"x24" flag mounted sign on the rear/side of Zeeland Bakery, 130 E. Main, pending approval from the property owner. All present voting aye, Motion Carried.

A motion was made by Barnes and supported by VanHoven to approve a 24"x24" flat wall sign on the south side of Integrity Cabinetry, 132 E. Main, above the rear business entrance.
All present voting aye, Motion Carried

It was noted that the decisions made at this meeting are advisory in nature and must meet all zoning requirements, as well as neighboring property owner consent, if attaching signage to neighboring properties.

The Downtown Zeeland Sign Incentive Program was discussed. Hoogstra will contact deRoo if she wishes to pursue the program.

Hoogstra commented that Integrity Cabinetry is in need of façade enhancements on the north side of the building and that the front sign would not be installed until after those have been completed. deRoo urged Hoogstra to share these plans with the Community Development Department to determine what permits might be required for said work.



Abigail deRoo, City Marketing Director